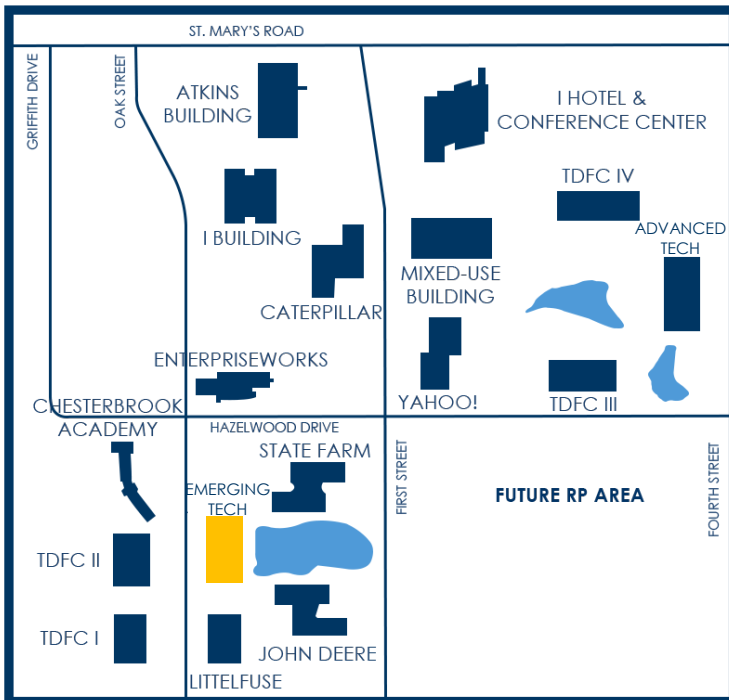


EMERGING TECH BUILDING FOR LEASE

2100 S. OAK STREET



PROPERTY OVERVIEW

The **Ameren Building** at 2100 S. Oak Street is a **45,045 square foot**, multi-tenant **commercial office** facility designed to support innovation-driven companies. The building features an inviting central atrium with comfortable seating areas, creating a welcoming environment for collaboration and informal meetings. Shared amenities include well-maintained common area restrooms and professionally managed common spaces.

Situated along a scenic pond-front setting, the property offers walking paths, a dock overlooking the water, and thoughtfully landscaped park areas – providing a unique and attractive workplace environment. The Ameren Building also benefits from its proximity to the **EnterpriseWorks Incubator**, fostering connectivity to early-stage companies, entrepreneurial resources, and the broader innovation ecosystem within the University of Illinois Research Park.

AMENITIES

- Professionally designed lobby with modern lounge seating
- Common area Wi-Fi connectivity
- Elevators for second floor access
- Expansive outdoor patios on east & west sides
- On-site EV charging station
- Custom build out available
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- 24/7 Access with key card badge access after hours
- Scenic pond views with dock & walking paths
- Exterior building signage opportunities
- ADA compliant restrooms

EMERGING TECH BUILDING FOR LEASE

2100 S. OAK STREET
SUITE 111

TURNKEY

AVAILABLE OCTOBER 1ST



SUITE 111 – OVERVIEW

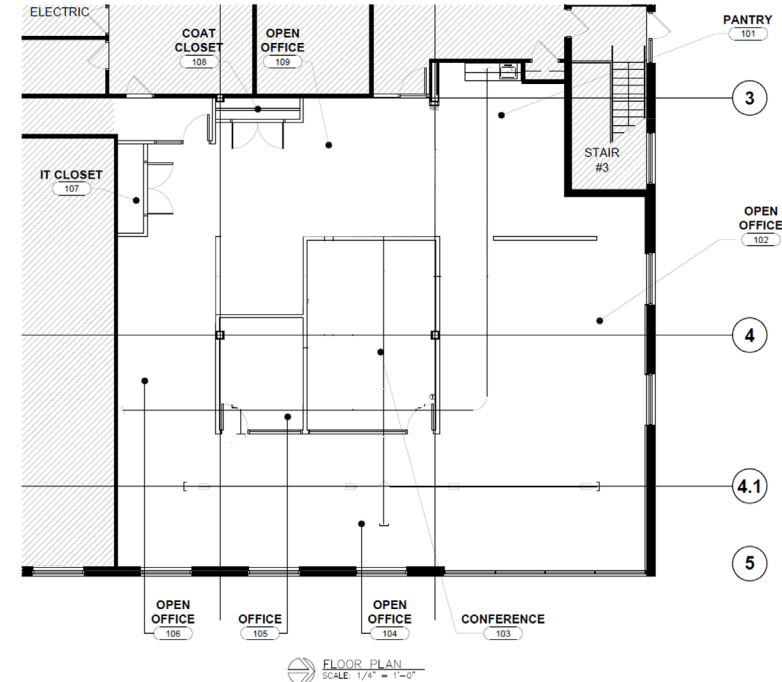
Available as of October 1, 2026, Suite 111 at 2100 S. Oak Street in the University of Illinois Research Park offers a **move-in ready**, modern, **light-filled** workspace designed to support both collaboration and focused work. The suite features a glass-front office and conference room, expansive open areas for workstations and soft seating, and a large break room, creating a highly functional and inviting environment for **growing teams**.

Enhanced by scenic pond views, abundant natural light, and **contemporary finishes**, this space delivers a premier experience within one of Champaign's most dynamic innovation hubs.

BUILDING SIZE	45,045 RSF
SUITE 111 SIZE	4,506 RSF (3,504 USF + 1,002 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$6.82 / RSF

SUITE FEATURES

- One (1) office with glass storefront
- One (1) large conference room with glass storefront
- Large open office spaces for workstations and soft seating
- Large kitchen / break room with sink
- One (1) server room
- One (1) coat closet
- Scenic pond views & natural light
- Can be combined with Suite 110



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SUITE 111

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