

# EMERGING TECH BUILDING FOR LEASE

2100 S. OAK STREET



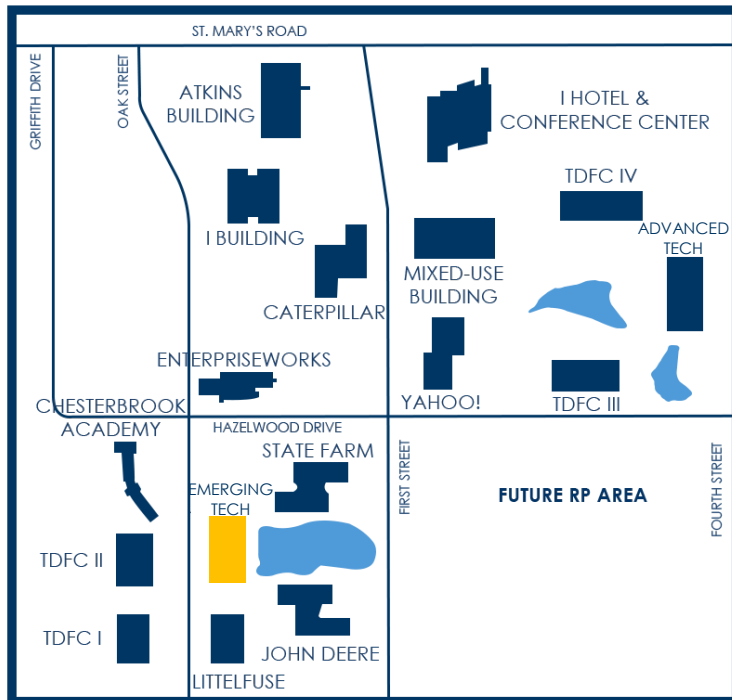
## PROPERTY OVERVIEW

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

NATURAL LIGHT

MODERN FINISHES

2100 S. OAK STREET  
SUITE 206



## SUITE 206 – OVERVIEW

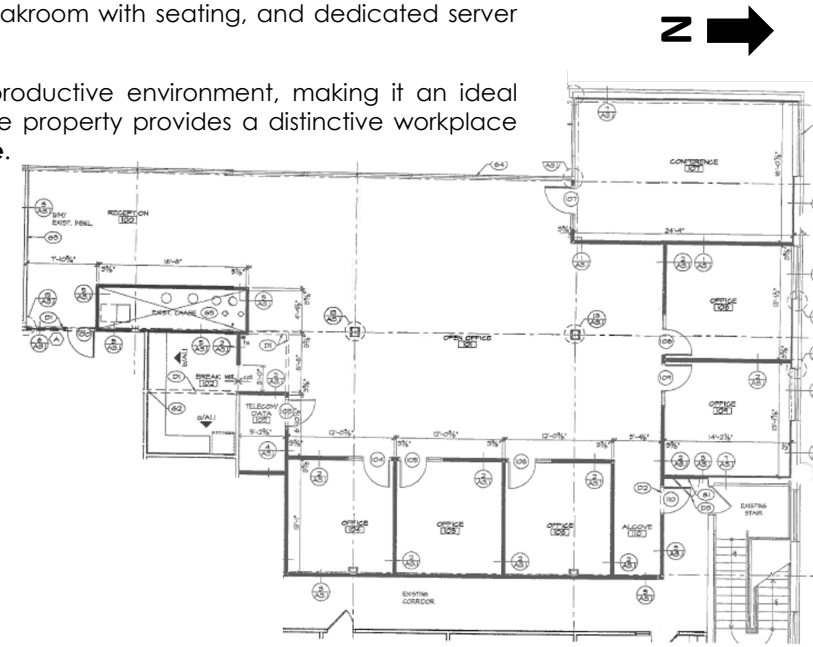
**Suite 202** at **2100 S. Oak Street** in the **University of Illinois Research Park** offers a bright, professional workspace designed to support **collaboration** and day-to-day efficiency. The suite features five private offices, a large windowed conference room, and an expansive open area for workstations, providing a **flexible layout** for teams of varying sizes. A welcoming reception area, fully equipped breakroom with seating, and dedicated server room add to the suite's functionality.

Enhanced by **expansive windows** and abundant **natural light**, this space creates an inviting and productive environment, making it an ideal opportunity for companies looking to establish or expand their presence within the Research Park. The property provides a distinctive workplace setting with access to **walking** and **bike paths**, creating an attractive and **employee-friendly atmosphere**.

<b>BUILDING SIZE</b>	45,045 RSF
<b>SUITE 206 SIZE</b>	5,153 RSF (4,007 USF + 1,146 CA SF)
<b>LEASE TYPE</b>	NNN
<b>RENTAL RATE</b>	\$19 / RSF NNN
<b>NNN ESTIMATE (2026):</b>	\$6.82 / RSF

## SUITE FEATURES

- Five (5) private offices
- Large conference room with windows
- Large open office space for workstations
- Breakroom with sink and seating area
- Reception area
- Server room
- Expansive windows and natural light



# EMERGING TECH BUILDING FOR LEASE

**2100 S. OAK STREET  
SUITE 206**

TURNKEY

MODERN FINISHES



# BROKERAGE CONTACT INFORMATION



**Dana Flinn-Freeland**  
Executive Broker Associate  
**CBCDR**

Illinois Licensed Real Estate  
Managing Broker

**C: 630.544.7952**

**O: 217.318.3496**

**[dana@cbcdr.com](mailto:dana@cbcdr.com)**



**AJ Thoma III, CCIM, SIOR**  
Executive Vice President  
**CBCDR**

Illinois Licensed Real Estate Broker

**C: 217.520.3299**

**O: 217.403.3425**

**[ajt@cbcdr.com](mailto:ajt@cbcdr.com)**

