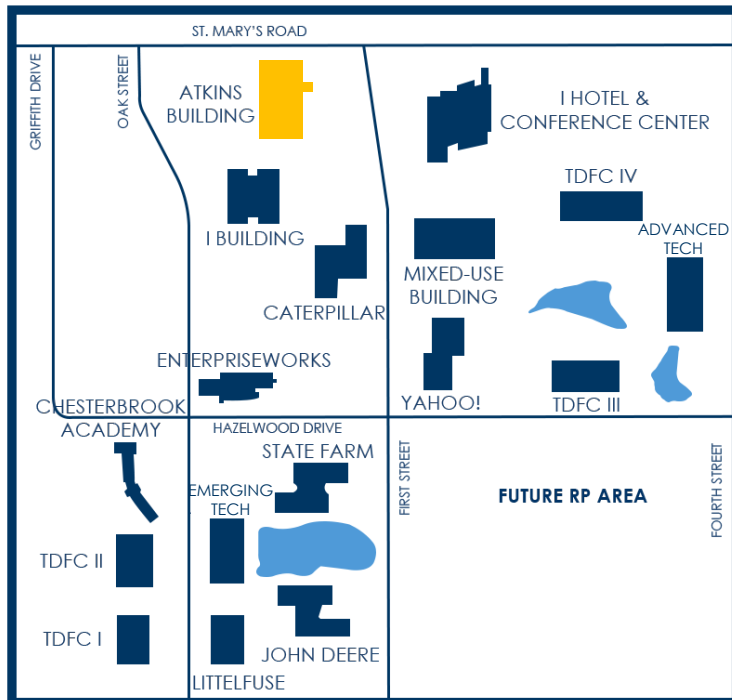


ATKINS BUILDING FOR LEASE

1800 S. OAK STREET



PROPERTY OVERVIEW

The **Atkins Building** was the first **commercial office** building constructed in the Research Park at the University of Illinois Urbana-Champaign. This **75,000 square foot** multi-tenant building is located between Oak Street and First Street along St. Mary's Road. It is situated as a gateway building to the Research Park. The building includes **state-of-the-art features** and upgrades, including extensive fiber and networking, backup generator power, energy efficient lighting, a large atrium break room and lounge area, fitness room with showers, conference room, and large training room.

AMENITIES

- Custom designed lobby with lounge area
- Shared conference room with monitor
- Common area Wi-Fi connectivity
- Expansive outdoor patio and fire pit
- Exercise facility with shower rooms & lockers
- Two shared break rooms with kitchens
- On-site EV charging station
- 24/7 Access with key card badge access after hours
- Elevators for second floor access
- Shared ADA compliant restrooms
- Access to UC2B fiber
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- Custom build out available
- Exterior building signage available

ATKINS BUILDING FOR LEASE

COWORKING

NATURAL LIGHT

1800 S. OAK STREET
SUITE 202A



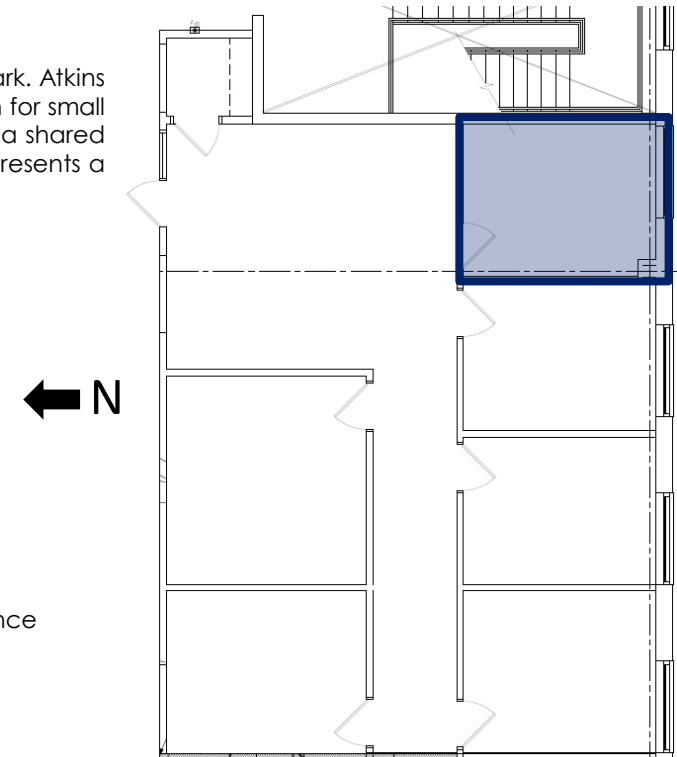
SUITE 202A – OVERVIEW

Suite 202A is located within the **Atkins Coworking** space at 1800 S. Oak Street in the University of Illinois Research Park. Atkins Coworking offers a **boutique coworking environment** with **up to six fully private offices**, providing a flexible solution for small teams or individual users. The coworking space features a mix of windowed and interior offices, all supported by a shared common seating area. With flexible lease terms ranging from month-to-month to multi-year options, this space presents a compelling opportunity to accommodate evolving occupancy needs.

BUILDING SIZE	75,000 SF
SUITE 202A SIZE	310 RSF (144 USF + 166 CA SF)
LEASE TYPE	Gross
RENTAL RATE	\$850 / Month Gross
UTILITIES ESTIMATE (2026):	\$80 / Month

SUITE FEATURES

- Private office with large window that allows natural light into the suite
- Common area comfort seating for coworking tenants
- Access to the building's common area conference room, fitness center, break rooms and restrooms



ATKINS BUILDING FOR LEASE

COWORKING

NATURAL LIGHT

1800 S. OAK STREET
SUITE 202B



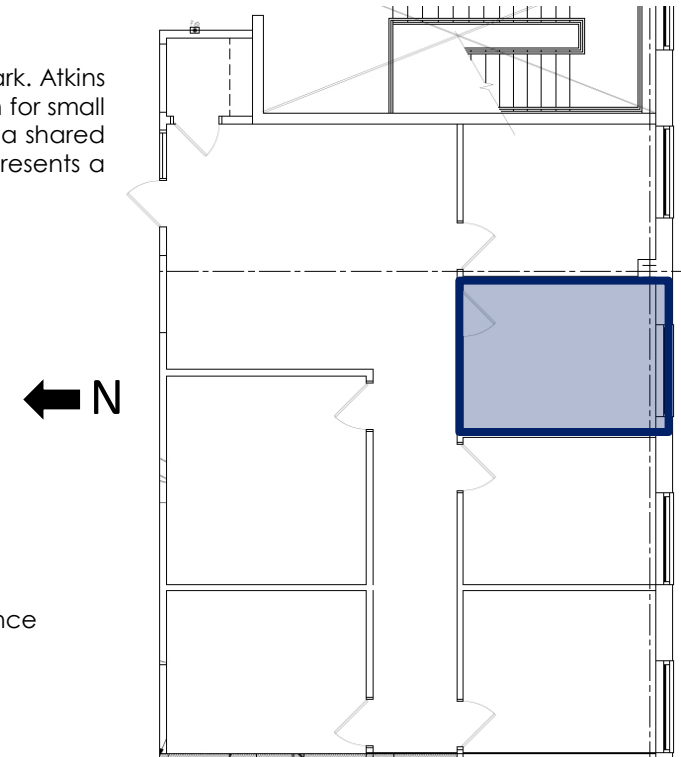
SUITE 202B – OVERVIEW

Suite 202B is located within the **Atkins Coworking** space at 1800 S. Oak Street in the University of Illinois Research Park. Atkins Coworking offers a **boutique coworking environment** with **up to six fully private offices**, providing a flexible solution for small teams or individual users. The coworking space features a mix of windowed and interior offices, all supported by a shared common seating area. With flexible lease terms ranging from month-to-month to multi-year options, this space presents a compelling opportunity to accommodate evolving occupancy needs.

BUILDING SIZE	75,000 SF
SUITE 202B SIZE	286 RSF (133 USF + 153 CA SF)
LEASE TYPE	Gross
RENTAL RATE	\$775 / Month Gross
UTILITIES ESTIMATE (2026):	\$75 / Month

SUITE FEATURES

- Private office with large window that allows natural light into the suite
- Common area comfort seating for coworking tenants
- Access to the building's common area conference room, fitness center, break rooms and restrooms



ATKINS BUILDING FOR LEASE

COWORKING

NATURAL LIGHT

1800 S. OAK STREET
SUITE 202C



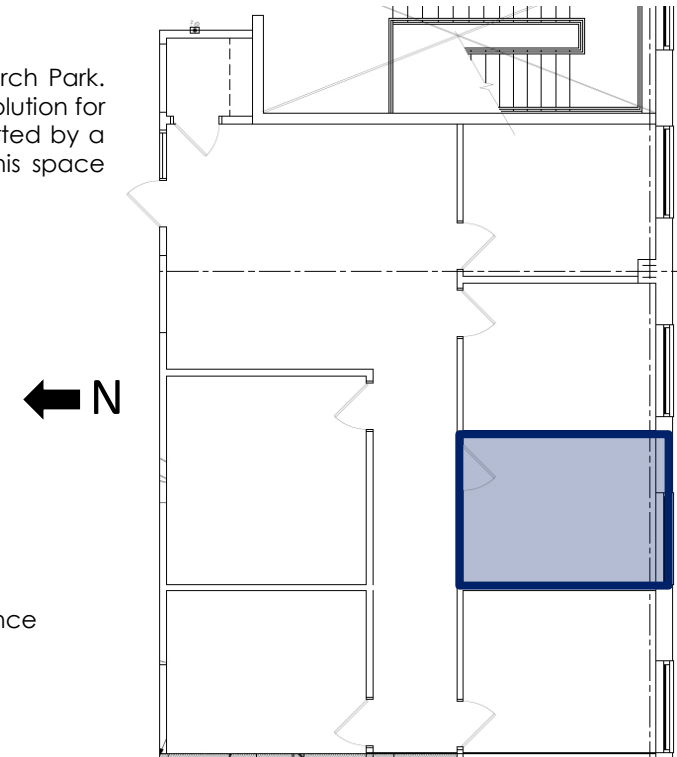
SUITE 202C – OVERVIEW

Suite 202C is located within the **Atkins Coworking** space at 1800 S. Oak Street in the University of Illinois Research Park. Atkins Coworking offers a **boutique coworking environment** with **up to six fully private offices**, providing a flexible solution for small teams or individual users. The coworking space features a mix of windowed and interior offices, all supported by a shared common seating area. With flexible lease terms ranging from month-to-month to multi-year options, this space presents a compelling opportunity to accommodate evolving occupancy needs.

BUILDING SIZE	75,000 SF
SUITE 202C SIZE	286 RSF (133 USF + 153 CA SF)
LEASE TYPE	Gross
RENTAL RATE	\$775 / Month Gross
UTILITIES ESTIMATE (2026):	\$75 / Month

SUITE FEATURES

- Private office with large window that allows natural light into the suite
- Common area comfort seating for coworking tenants
- Access to the building's common area conference room, fitness center, break rooms and restrooms



ATKINS BUILDING FOR LEASE

COWORKING

LARGE PRIVATE OFFICE

1800 S. OAK STREET
SUITE 202F



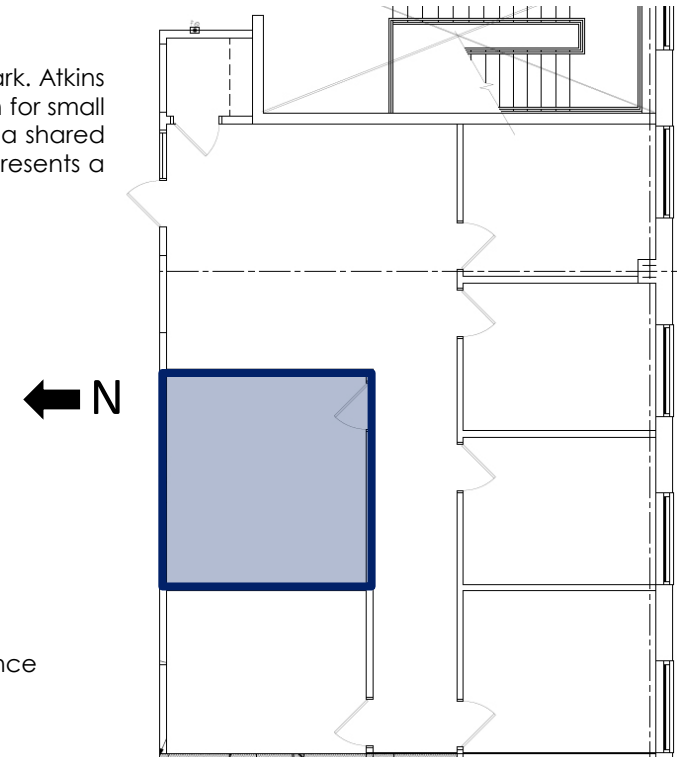
SUITE 202F – OVERVIEW

Suite 202F is located within the **Atkins Coworking** space at 1800 S. Oak Street in the University of Illinois Research Park. Atkins Coworking offers a **boutique coworking environment** with **up to six fully private offices**, providing a flexible solution for small teams or individual users. The coworking space features a mix of windowed and interior offices, all supported by a shared common seating area. With flexible lease terms ranging from **month-to-month** to **multi-year options**, this space presents a compelling opportunity to accommodate evolving occupancy needs.

BUILDING SIZE	75,000 SF
SUITE 202F SIZE	405 RSF (188 USF + 217 CA SF)
LEASE TYPE	Gross
RENTAL RATE	\$750 / Month Gross
UTILITIES ESTIMATE (2026):	\$110 / Month

SUITE FEATURES

- Large interior private office
- Common area comfort seating for coworking tenants
- Access to the building's common area conference room, fitness center, break rooms and restrooms



ATKINS BUILDING FOR LEASE

1800 S. OAK STREET
SUITE 211

MODERN FINISHES

OPEN LAYOUT



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