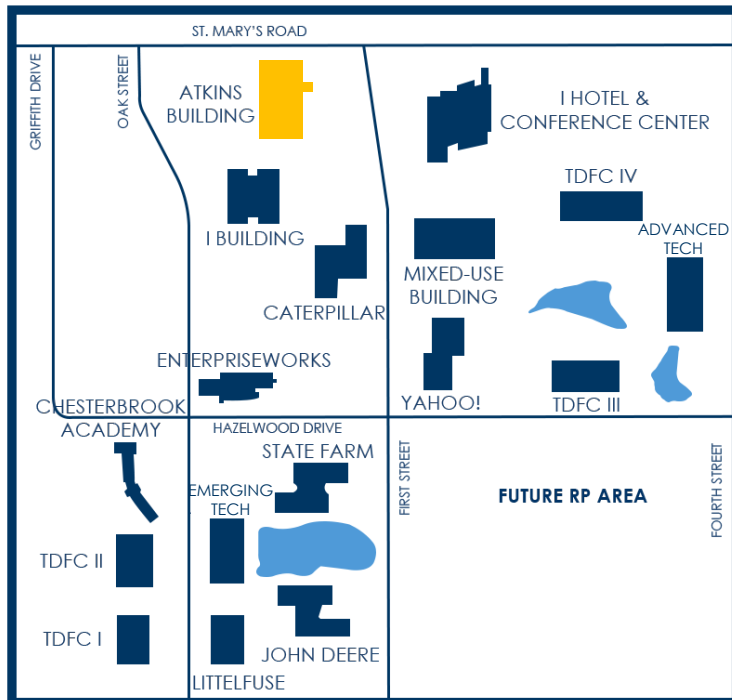


ATKINS BUILDING FOR LEASE

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

TURNKEY

AVAILABLE NOVEMBER 1

1800 S. OAK STREET
SUITE 200



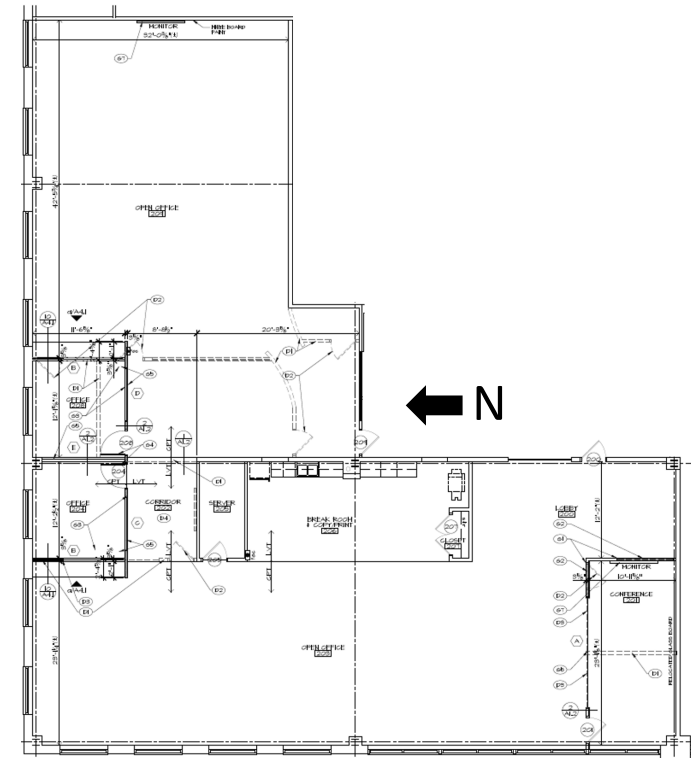
SUITE 200 – OVERVIEW

Available on November 1st, 2026, Suite 200 at 1800 S. Oak Street in the University of Illinois Research Park offers a well-balanced, **move-in ready** workspace designed to support both collaboration and focused work. The suite features a welcoming reception area, private offices, a large conference room, and expansive open work areas, complemented by a **spacious kitchen/break room** and dedicated support spaces including a server room and storage closet. This efficient and thoughtfully designed layout presents an excellent opportunity for teams seeking a professional, turnkey environment.

BUILDING SIZE	75,000 SF
SUITE 200 SIZE	6,798 RSF (5,053 USF + 1,745 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Two (2) private offices
- Large conference room
- Two (2) large open areas for workstations
- Large kitchen / break room
- Reception / comfort seating area
- Copy / print area
- Server room
- Storage closet



ATKINS BUILDING FOR LEASE

TURNKEY

AVAILABLE NOVEMBER 1

1800 S. OAK STREET
SUITE 200



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