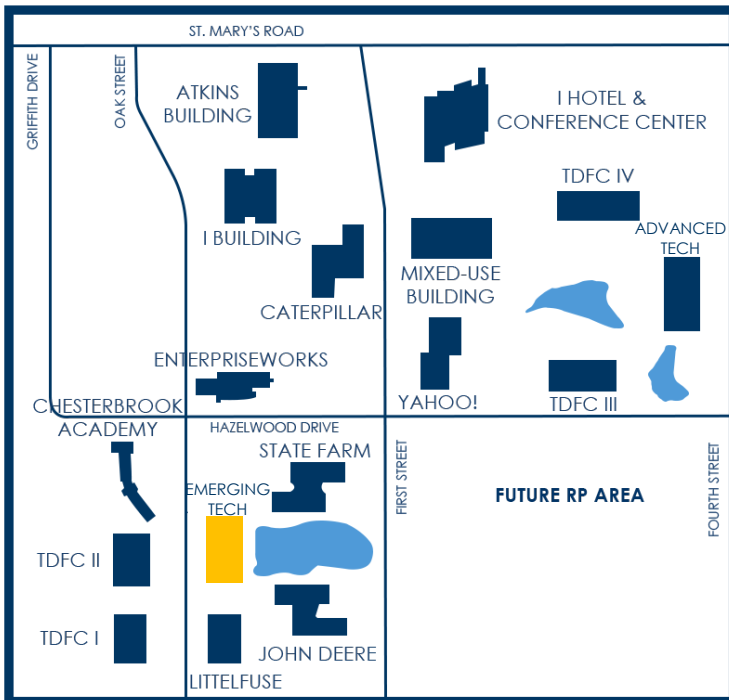


EMERGING TECH BUILDING FOR LEASE

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 202

NATURAL LIGHT

MODERN FINISHES



SUITE 202 – OVERVIEW

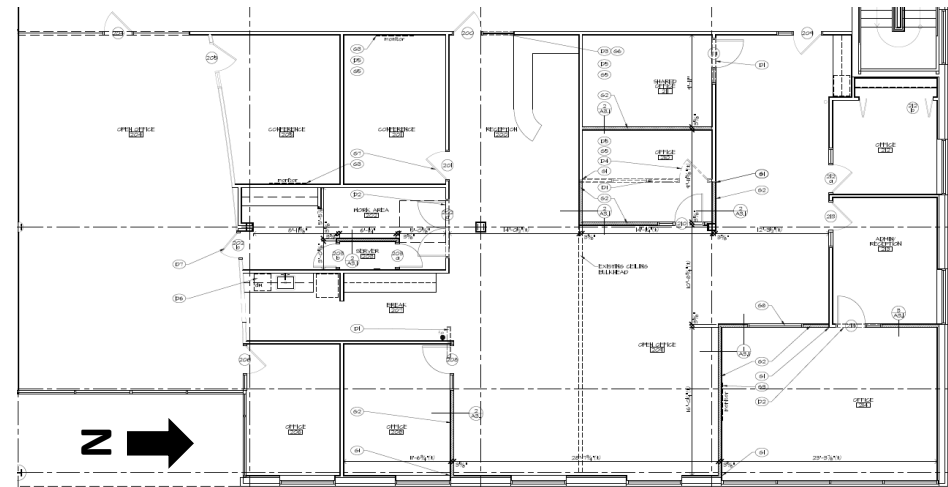
Suite 202 at **2100 S. Oak Street** in the University of Illinois Research Park offers a thoughtfully designed workspace ideal for **established** and **growing teams**. The suite features a robust mix of five private offices, two conference rooms, shared offices, and expansive open areas, creating a flexible space. A welcoming reception area, dedicated break room, server room, and copy/print area provide the infrastructure needed for daily operations.

Overlooking a **scenic pond**, the property provides a distinctive workplace setting with access to **walking** and **bike paths**, creating an attractive and **employee-friendly atmosphere**. The building's natural surroundings offer a balance of professional functionality and outdoor amenities. Conveniently situated along the **MTD 24 Link bus route**, the property provides direct connectivity between the Research Park and central campus, ensuring easy access for employees, students, and collaborators. Tenants benefit from proximity to the University's research ecosystem while enjoying a highly accessible, amenity-rich location within the Park.

BUILDING SIZE	45,045 RSF
SUITE 202 SIZE	5,845 RSF (4,545 USF + 1,300 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$19 / RSF NNN
NNN ESTIMATE (2026):	\$6.82 / RSF

SUITE FEATURES

- Five (5) private offices
- Two (2) conference rooms
- Two (2) large open areas for workstations
- Two (2) shared offices
- Reception area
- One (1) break room with sink
- One (1) server room
- Copy / print area
- Pond views & natural light



EMERGING TECH BUILDING FOR LEASE

2100 S. OAK STREET
SUITE 202

TURNKEY

MODERN FINISHES



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