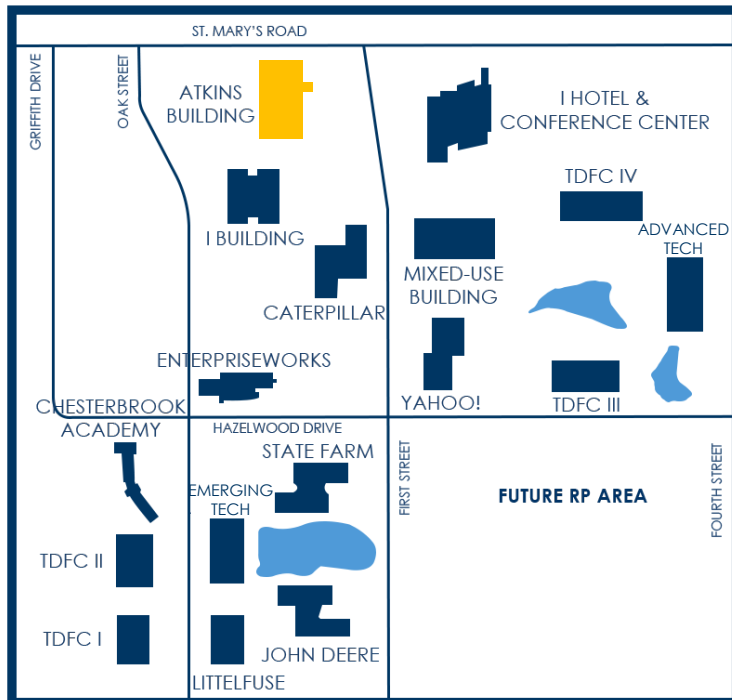


ATKINS BUILDING FOR LEASE

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

1800 S. OAK STREET
SUITE 113

TURNKEY

OVERHEAD DOOR



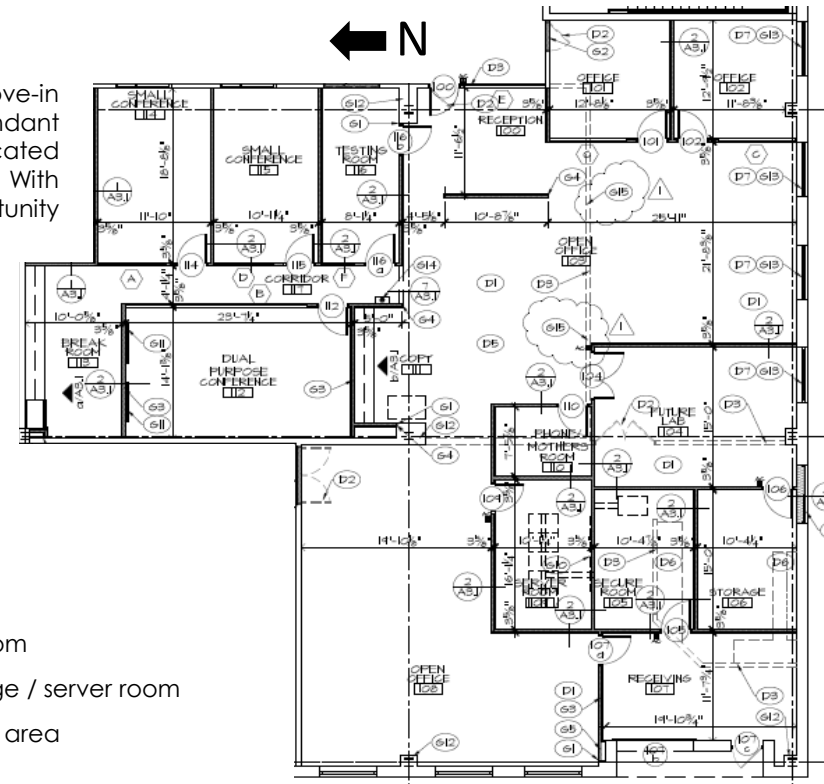
SUITE 113 – OVERVIEW

Suite 113 at 1800 S. Oak Street in the University of Illinois Research Park offers a highly adaptable, move-in ready space ideal for **office, lab, or light production** users. The space features **modern finishes**, abundant **natural light**, and a mix of private offices, conference rooms, open work areas, and dedicated lab/production space, along with a private overhead door for convenient shipping and receiving. With additional amenities including a break room, server room, and storage, this suite presents a rare opportunity for users seeking a turnkey space with both functionality and flexibility in a unique innovation setting.

BUILDING SIZE	75,000 SF
SUITE 113 SIZE	6,774 RSF (4,989 USF + 675 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$20 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Two (2) private offices
- Three (3) conference rooms
- Private overhead door / shipping & receiving bay
- Two (2) large open areas for workstations
- Two (2) production / lab rooms
- Break room
- Mother's room
- Large storage / server room
- Copy / print area



ATKINS BUILDING FOR LEASE

TURNKEY

OVERHEAD DOOR

1800 S. OAK STREET
SUITE 113



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



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

