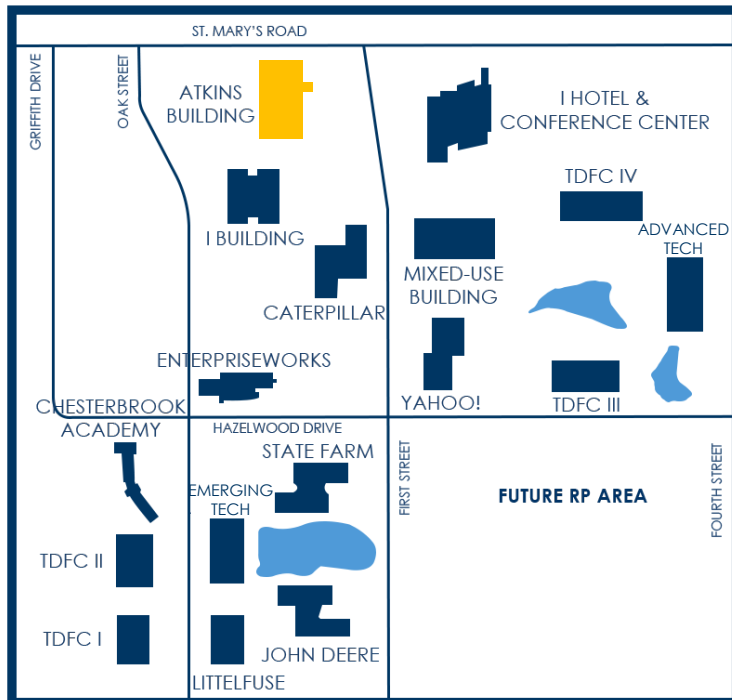


ATKINS BUILDING FOR LEASE

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 115

OPEN FLOOR PLAN

NATURAL LIGHT



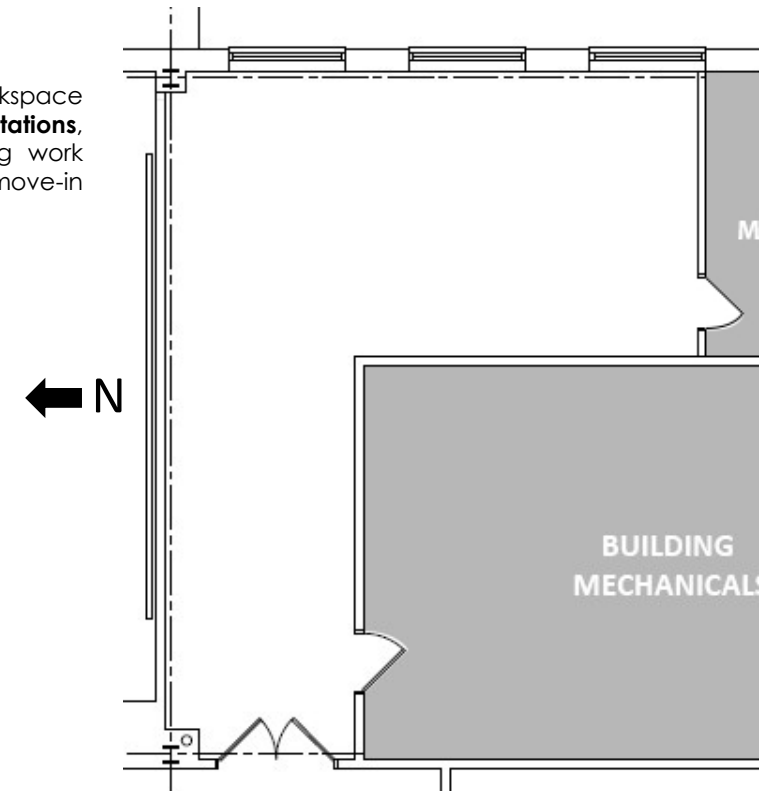
SUITE 115 – OVERVIEW

Suite 115 at 1800 S. Oak Street in the University of Illinois Research Park offers a bright, efficient workspace designed for productivity and collaboration. The suite features an **open layout** ideal for **workstations**, complemented by **expansive windows** that provide abundant **natural light** and create an inviting work environment. Finished with durable vinyl tile flooring and an open ceiling, this space presents a clean, move-in ready opportunity for users seeking a modern, flexible office.

BUILDING SIZE	75,000 SF
SUITE 115 SIZE	867 RSF (650 USF + 217 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$18.50 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Open area for workstations
- Expansive windows with lots of natural light
- Vinyl tile flooring
- Open ceiling
- Common area conference room, fitness center, break room and restrooms



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