



OVERVIEW

Parallel Coworking at **1902 Fox Drive** delivers a modern, flexible workspace solution designed for today's professionals. Offering **all-inclusive gross lease terms** with utilities and high-speed Wi-Fi included, the space features a mix of 31 private offices and six open desk options to accommodate individuals and growing teams. Tenants enjoy access to **fully equipped conference rooms, multiple kitchen and break areas**, and thoughtfully designed **collaboration spaces**, creating a seamless blend of productivity and comfort.

Situated in the heart of the Champaign Corporate Center, the building offers ample parking and walkable access to retail, dining, hotels, and conference facilities. The setting further distinguishes itself with scenic outdoor amenities, including landscaped grounds, seating areas, and access to the Boulware Trail, providing a unique balance of professional environment and natural surroundings.

AMENITIES

- 1 Gbps high-speed fiber wireless internet
- A/V equipped conference rooms
- Common area kitchens and breakrooms
- Open areas with comfort seating
- Outdoor seating area and bike storage
- Reception seating
- Interior and exterior signage opportunities

PARALLEL OFFICE FOR LEASE

TURNKEY

NEWLY CONSTRUCTED

1902 FOX DRIVE
SUITE 34

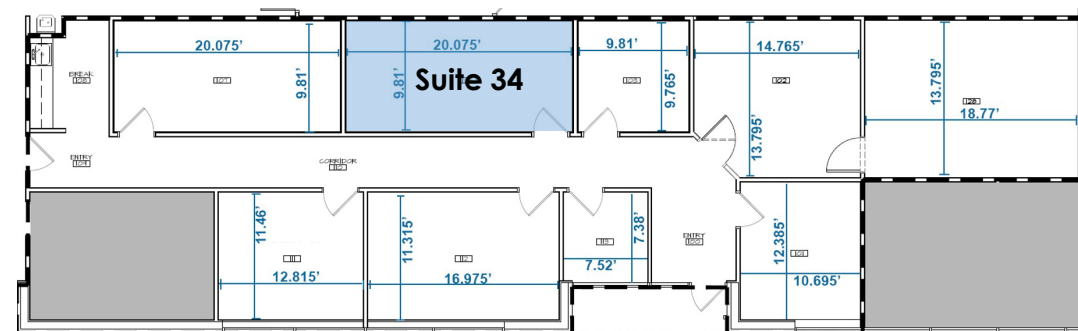


SUITE 34 – OVERVIEW

Located within the **Parallel coworking** space, Suite 34 at 1902 Fox Drive in the Champaign Corporate Center offers a **brand-new turnkey private office** with modern finishes and **space for teams of 4-6 individuals**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

Parallel Tenants benefit from access to shared conference rooms, multiple kitchen and break areas with coffee service, and comfortable common seating, creating a collaborative yet private work experience. The building is within walking distance to Harvest Market grocery, restaurants, retail, and the Boulware Trail, while also providing convenient access to the University of Illinois, Memorial Stadium, and nearby conference centers.

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|----------------------|------------------------------------|
| BUILDING SIZE | 17,915 RSF |
| SUITE SIZE | 257 USF |
| LEASE TYPE | Gross (includes utilities & Wi-Fi) |
| RENTAL RATE | \$800 / Month |



SUITE FEATURES

- 1 Gbps high-speed fiber wireless internet
- Landlord provided furniture options available including desk, chair, and mobile file cabinet
- Access to three conference rooms and multiple lounge areas for meetings and collaboration
- All-inclusive gross rent includes the cost of utilities, Wi-Fi, and common area expenses
- Three shared kitchens with complimentary coffee service
- Ample on-site parking
- Contemporary finishes in a professional, well-maintained environment

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