

PROPERTY OVERVIEW

The **Mixed-Use Building** at 1904 S. First Street is a **60,600-square-foot**, three-story, multi-tenant **commercial office** facility thoughtfully designed to support innovation-driven and growth-oriented companies. The building features a welcoming, professionally designed lobby that includes a shared kitchen and conference room. Prominently positioned along **First Street**, the property offers **exceptional visibility** within the Research Park. Its pond-front setting provides a distinctive and employee-friendly work environment, complete with walking paths, a dock overlooking the water, and landscaped green space that enhances the overall campus atmosphere.

The location also offers immediate access to key amenities, including **Houlihan's Restaurant**, the **I Hotel & Illinois Conference Center**, and the **State Farm Center**, making it convenient for client meetings, conferences, and corporate events.

AMENITIES

- Custom interior designed lobby with lounge
- Shared kitchen and break room
- Large common area conference room
- Wi-Fi access throughout common areas
- Elevators for second floor access
- Pond views with dock & walking paths
- Exterior building signage available
- Auto-programmable thermostats
- ADA compliant restrooms
- Custom build out available

MIXED-USE BUILDING FOR LEASE

RAW SPACE

CUSTOM BUILD OUT

1904 S. FIRST STREET
SUITES 105 - 107



SUITES 105 - 107 – OVERVIEW

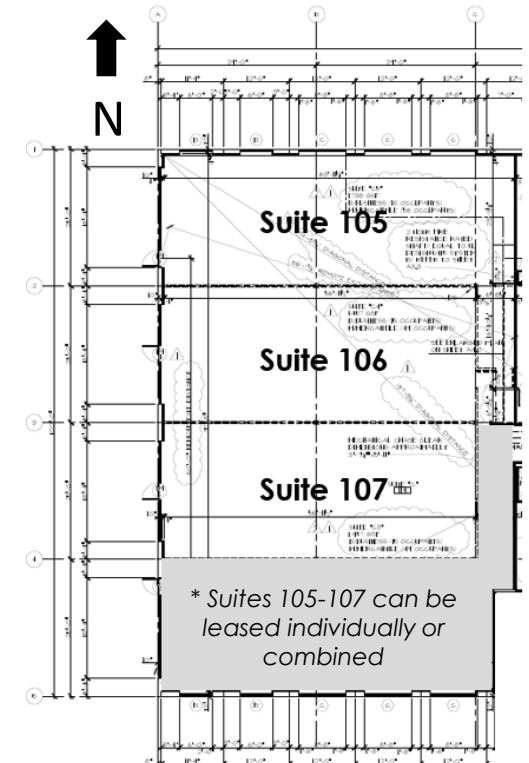
Suites 105 – 107 at 1904 S. First Street in the University of Illinois Research Park present a rare opportunity to create a **fully customized** space tailored to your business – ideal for either **office** or **retail use**.

Currently in raw condition, the suites offer maximum design flexibility, complemented by a landlord-provided **tenant improvement allowance** to bring your vision to life. With abundant natural light and the ability to **lease individually** or **combine** for 1,457 - 4,652 USF, this space provides a unique opportunity to establish a highly visible, purpose-built presence in the Research Park community.

BUILDING SIZE	60,600 RSF
SUITE 105 SIZE	2,108 RSF (1,738 USF + 370 CA SF)
SUITE 106 SIZE	1,767 RSF (1,457 USF + 310 CA SF)
SUITE 107 SIZE	1,767 RSF (1,457 USF + 310 CA SF)
LEASE TYPE	NNN
RENTAL RATE	Negotiable
NNN ESTIMATE (2026):	\$6.15 / RSF

SUITE FEATURES

- Raw open space
- Suites can be individually leased or combined into a 4,652 USF footprint
- Windows with lots of natural light
- Custom build out available
- High visibility location along South First Street



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