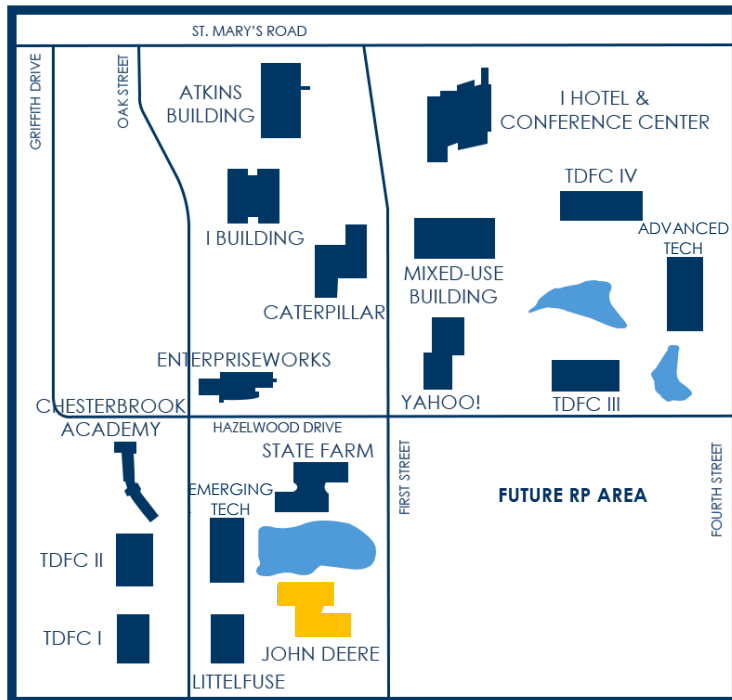


JOHN DEERE BUILDING FOR LEASE

2021 S. FIRST STREET



PROPERTY OVERVIEW

The **John Deere Building** is a premium Class A **commercial office** building located in the University of Illinois Research Park. This **52,724 square foot** multi-tenant building offers a modern professional environment designed to support innovation-driven companies.

The building features an impressive two-story lobby, upscale interior and exterior finishes, a shared coffee bar, and a common area conference room available for tenant use. Tenants benefit from the building's scenic setting, with views of a beautifully landscaped pond, dock with lunch seating, fire pit, and walking paths located just beyond the south-facing windows, creating a unique and attractive workplace environment.

AMENITIES

- Common area conference room with AV capabilities
- Shared coffee bar
- ADA compliant common area restrooms
- Scenic pond front location with dock and walking paths
- On-site EV charging station
- Access to UC2B fiber
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- Exterior building signage opportunities
- Elevators for second floor access
- Professionally designed lobby with modern lounge seating

JOHN DEERE BUILDING FOR LEASE

2021 S. FIRST STREET
SUITE 110

TURNKEY

AVAILABLE JULY 1ST



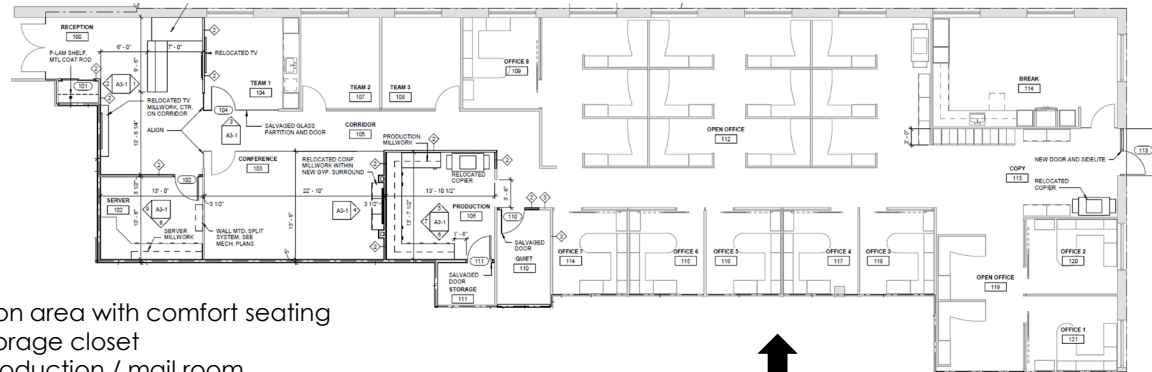
SUITE 110 – OVERVIEW

Position your team in the University of Illinois Research Park innovation hub in this **move-in ready, fully furnished office suite** located within **2021 S. First Street**. This turnkey space features modern finishes, high-quality furnishings, and a professional environment. Located along First Street, the suite benefits from prominent visibility and convenient access within the Research Park and broader University community. Employees and visitors will appreciate the walkable access to nearby amenities, including the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and the **State Farm Center**, as well as close proximity to **Memorial Stadium** and other major University of Illinois athletic venues. Combining convenience, visibility, and a dynamic innovation-driven setting, this suite offers a unique opportunity for companies seeking to establish or expand their presence within one of the Midwest's leading research and technology ecosystems.

BUILDING SIZE	52,724 SF
SUITE 110 SIZE	5,898 RSF (4,689 USF + 1,209 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$6.24 / RSF

SUITE FEATURES

- Modern finishes, move in ready & furnished
- Eight (8) private offices
- One (1) large conference room
- Two (2) medium conference rooms or private offices
- One (1) medium conference room with kitchenette
- Two (2) open areas for workstations
- Large kitchen with breakroom seating
- Reception area with comfort seating
- Large storage closet
- Large production / mail room
- Large server room
- Direct exterior entrance
- Corner suite with lots of windows & natural light



JOHN DEERE BUILDING FOR LEASE

TURNKEY

FURNISHED

2021 S. FIRST STREET
SUITE 110



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

