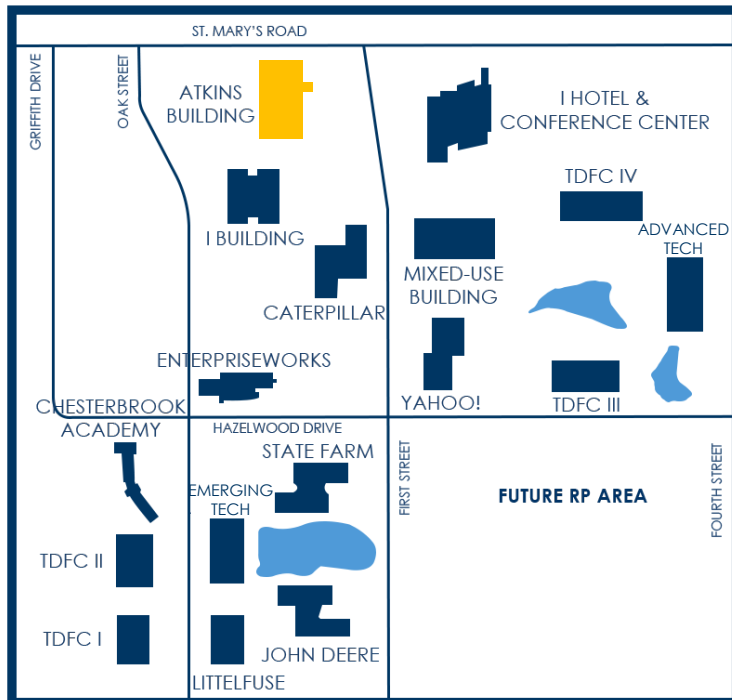


ATKINS BUILDING FOR LEASE

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

DATA CENTER

RAISED FLOOR

1800 S. OAK STREET
SUITE 110A



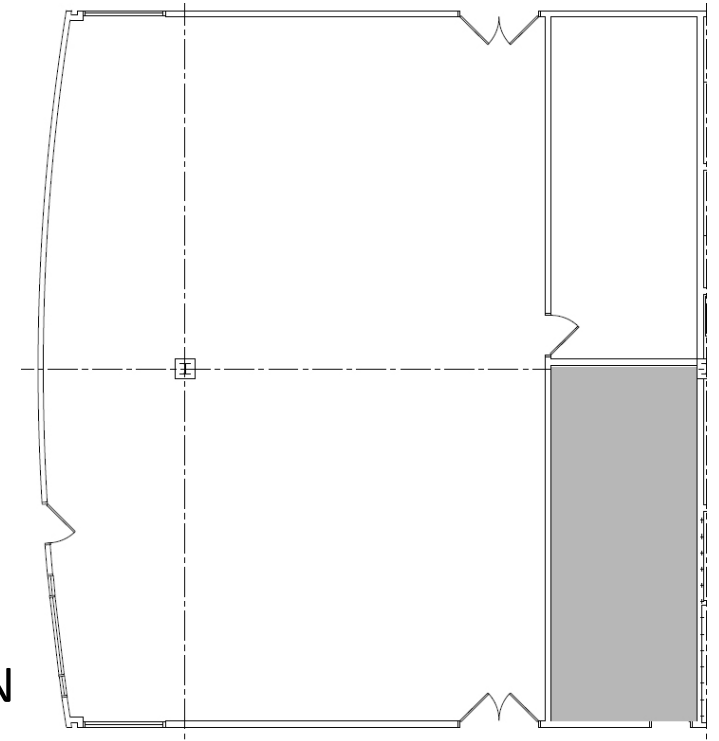
SUITE 110A – OVERVIEW

Located in **1800 S. Oak Street** in the University of Illinois Research Park, Suite 110A offers a unique opportunity within the Research Park and features a large **data center space** with a **raised floor**. This suite is ideal for technology, computing, or R&D applications, while also providing a flexible footprint that can be repositioned into a modern office. The suite includes an **adjacent storage room** with a concrete floor, providing additional support for equipment or operations. This configuration presents a highly functional solution for users seeking a plug-and-play data or technical environment within a premier innovation ecosystem.

BUILDING SIZE	75,000 SF
SUITE 110 SIZE	3,375 RSF (2,700 USF + 675 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$18.50 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Large open area built out as data center with a raised floor
- Opportunity to turn blank slate into open office space for work stations
- One (1) storage room with concrete floor
- Common area breakroom, kitchen, conference room, fitness center & restrooms

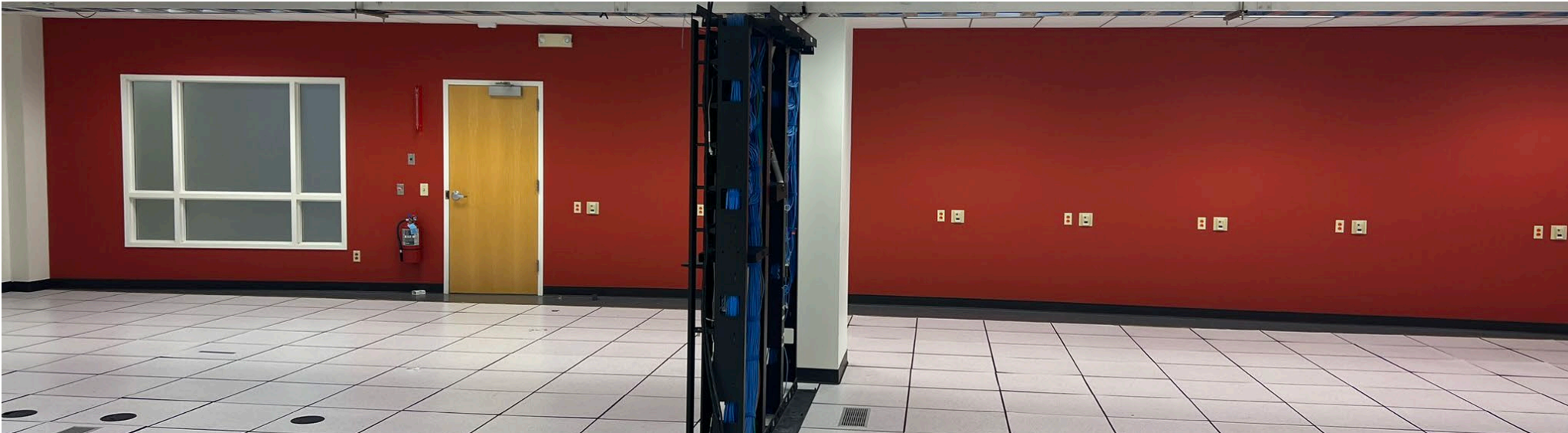


ATKINS BUILDING FOR LEASE

DATA CENTER

RAISED FLOOR

1800 S. OAK STREET
SUITE 110A



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