

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

TURNKEY

MODERN FINISHES

1904 S. FIRST STREET
SUITE 101



SUITE 101 – OVERVIEW

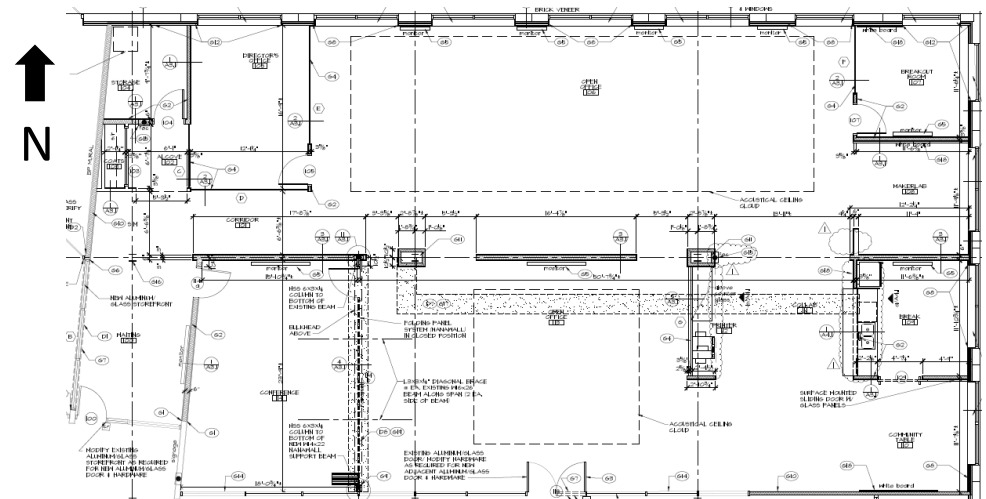
This **move-in ready** office suite at **1904 S. First Street** offers a highly versatile workspace designed to support collaboration and growth. The layout features large conference room with a retractable wall for all-hands meetings, multiple meeting and breakout spaces, and **expansive open areas** for workstations and soft seating, creating a dynamic space. A welcoming reception area, spacious kitchen and break room, and dedicated storage/server space further enhance functionality.

With modern finishes throughout and a thoughtful mix of private and collaborative spaces, this suite provides an exceptional opportunity for teams seeking a turnkey solution within one of the Research Park's most visible and **amenity-rich** buildings.

BUILDING SIZE	60,600 RSF
SUITE 101 SIZE	5,723 RSF (4,420 USF + 1,303 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$6.15 / RSF

SUITE FEATURES

- Private office
- Large conference room with retractable wall for all hands meetings
- Small meeting room
- Two (2) large open spaces for workstations and comfort seating
- Large kitchen and break room
- Informal meeting room
- Reception area
- Copy / print area
- Large storage closet / server room



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