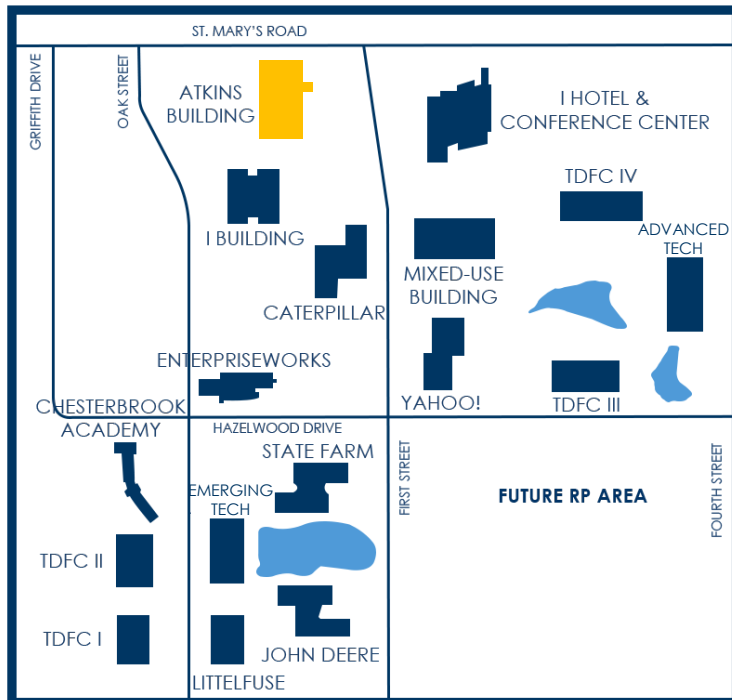


ATKINS BUILDING FOR LEASE

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

CLASS STOREFRONT

OPEN LAYOUT

1800 S. OAK STREET
SUITE 208



SUITE 208 – OVERVIEW

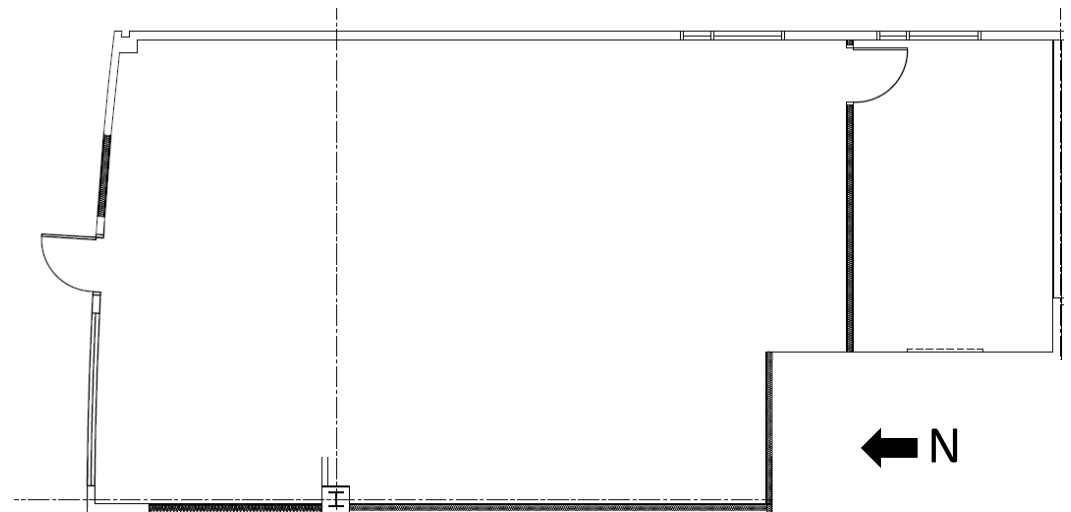
Suite 208 at **1800 S. Oak Street** in the University of Illinois Research Park offers an efficient workspace **ideal for small teams**. The suite features a conference room that can be used for meetings or as a private office alongside a large open area suited for workstations and collaborative seating. Tenants in this building also benefit from access to the building's shared conference room, fitness center, and common amenities.

The building is located directly across from the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and **State Farm Center**, and is within close proximity to Memorial Stadium and other major University of Illinois athletic facilities, providing added convenience and amenities for employees and visiting clients.

BUILDING SIZE	75,000 SF
SUITE 208 SIZE	1,609 RSF (1,185 USF + 424 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$18 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- One (1) private office or conference room
- Large open office area for workstations and soft seating
- Access to the building's common area conference room, fitness center, break rooms and restrooms

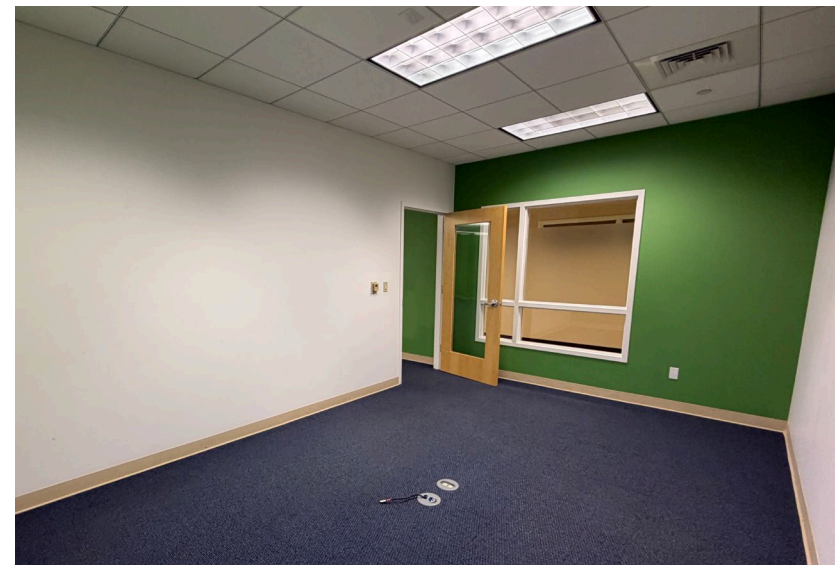


ATKINS BUILDING FOR LEASE

CLASS STOREFRONT

OPEN LAYOUT

1800 S. OAK STREET
SUITE 208



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