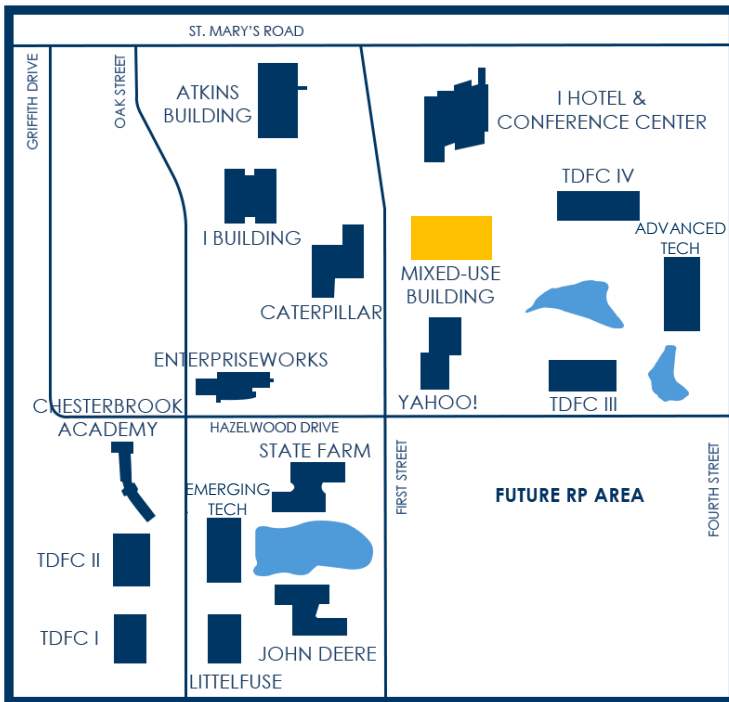


MIXED-USE BUILDING FOR LEASE

1904 S. FIRST STREET



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

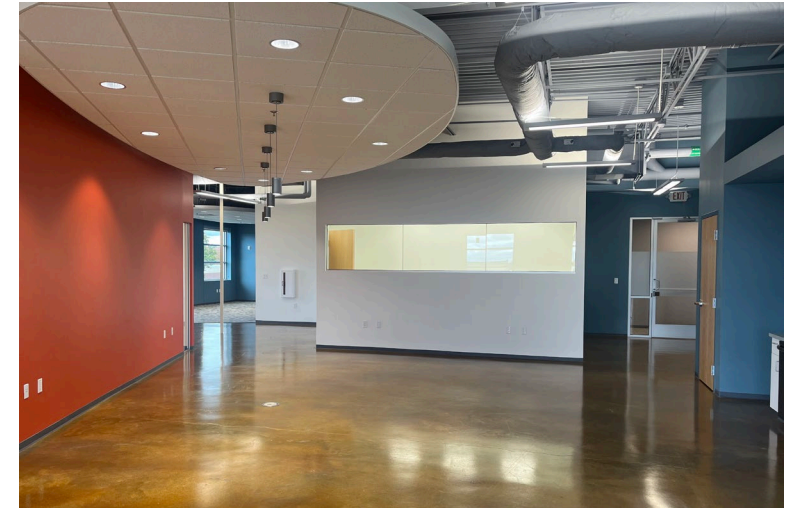
- Custom interior designed lobby with lounge
- Shared kitchen and break room
- Large common area conference room
- Wi-Fi access throughout common areas
- Elevators for second floor access
- Pond views with dock & walking paths
- Exterior building signage available
- Auto-programmable thermostats
- ADA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

MIXED-USE BUILDING FOR LEASE

TURNKEY

MODERN FINISHES

1904 S. FIRST STREET
SUITE 306



SUITE 306 – OVERVIEW

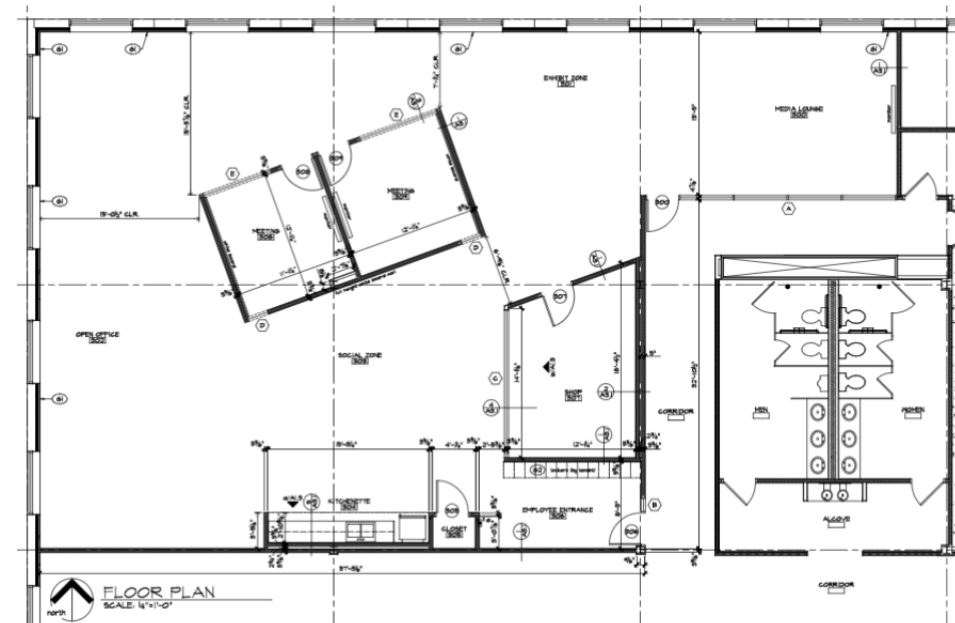
This **move-in ready** office suite at **1904 S. First Street** accommodates a variety of office users and offers flexibility for those with **light electrical** or **prototyping needs**, making it an attractive option for technology, research, and product development teams. Its adaptable layout allows tenants to tailor the space to meet evolving operational requirements while benefiting from immediate availability.

Located within one of the Research Park's most visible and amenity-rich buildings, this suite provides access to the broader campus ecosystem and the professional environment that supports growth-oriented companies.

BUILDING SIZE	60,600 RSF
SUITE 306 SIZE	4,339 RSF (3,326 USF + 1,013 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$6.15 / RSF

SUITE FEATURES

- Two (2) office or meeting rooms
- Large kitchen and break room
- Informal conference room
- Prototyping lab / work shop
- Open office space for workstations and soft seating
- Network closet



MIXED-USE BUILDING FOR LEASE

TURNKEY

MODERN FINISHES

1904 S. FIRST STREET
SUITE 306



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

