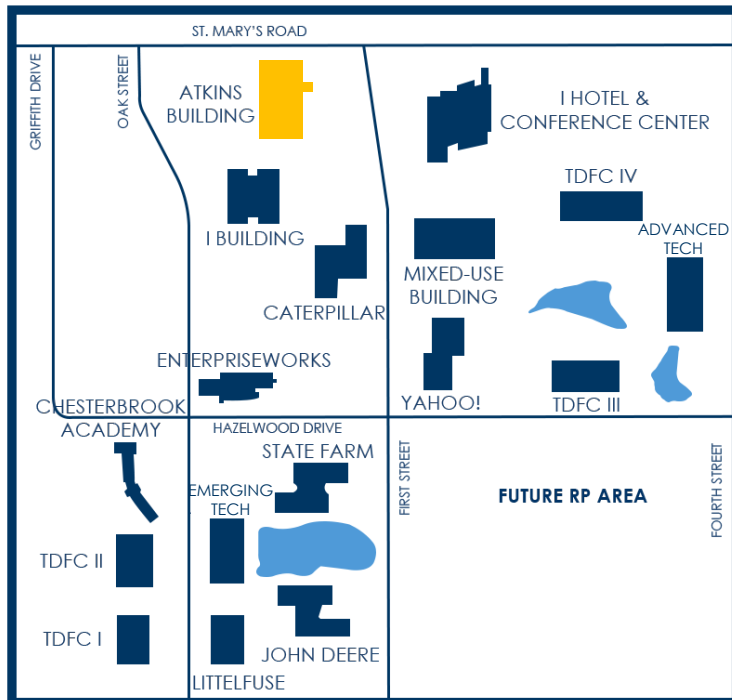


ATKINS BUILDING FOR LEASE

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

TURNKEY

FURNISHED

1800 S. OAK STREET
SUITE 203



SUITE 203 – OVERVIEW

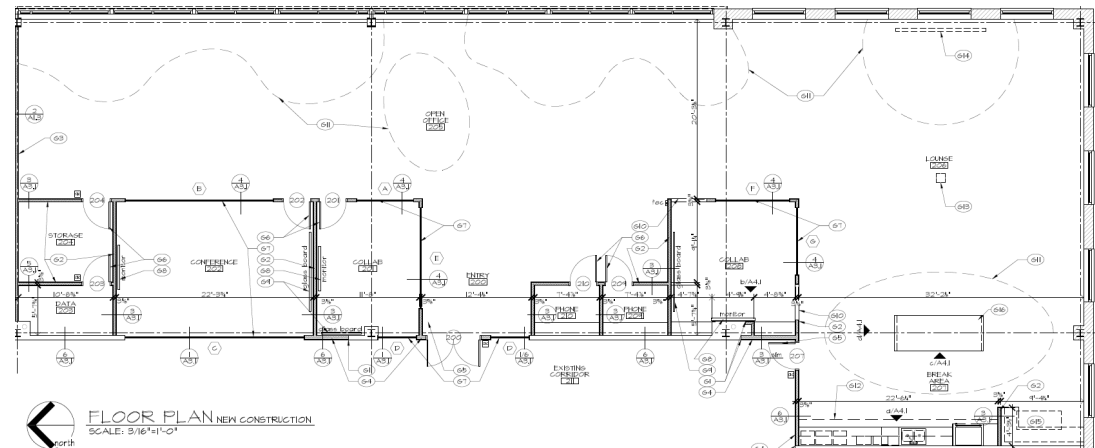
Suite 203 at 1800 S. Oak Street in the University of Illinois Research Park offers a **turnkey, furnished** and **collaborative** workspace designed to support growing teams. The suite features a mix of formal and informal conference rooms, an expansive open work area, and private phone rooms, providing flexibility for both teamwork and focused work. Anchored by a large kitchen and break room and supported by dedicated storage and server space, this suite offers a move-in ready opportunity.

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 203 SIZE	6,521 RSF (4,932 USF + 1,589 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Two (2) conference rooms
- Informal conference room
- Large open area for work stations
- Two (2) phone rooms
- Large kitchen / break room
- Large storage room
- Server room

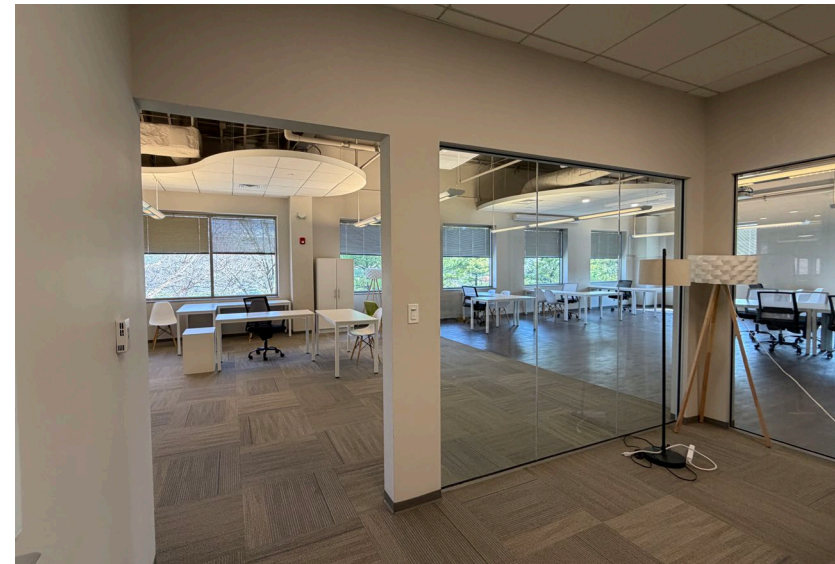


ATKINS BUILDING FOR LEASE

TURNKEY

FURNISHED

1800 S. OAK STREET
SUITE 203



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

