

## PROPERTY OVERVIEW

The **Tech Fab Development Center I (TDFC I)** at 2111 S. Oak Street is a **20,000 SF** multi-tenant **laboratory, R&D, and office facility** purposefully designed to support innovation-driven companies across a range of technical disciplines. The building offers a true flex environment, featuring **drive-in overhead doors** for shipping and receiving, along with shared amenities including a kitchen and break area, making it well-suited for users requiring both office and light industrial capabilities.

Designed to accommodate both **wet and dry lab users**, the facility also supports **high-tech development, light assembly, and small-scale production**, with a flexible layout that can adapt to evolving operational needs and specialized equipment requirements. Its close proximity to the EnterpriseWorks Incubator provides direct access to early-stage companies, entrepreneurial resources, and the broader innovation ecosystem within the University of Illinois Research Park.

## AMENITIES

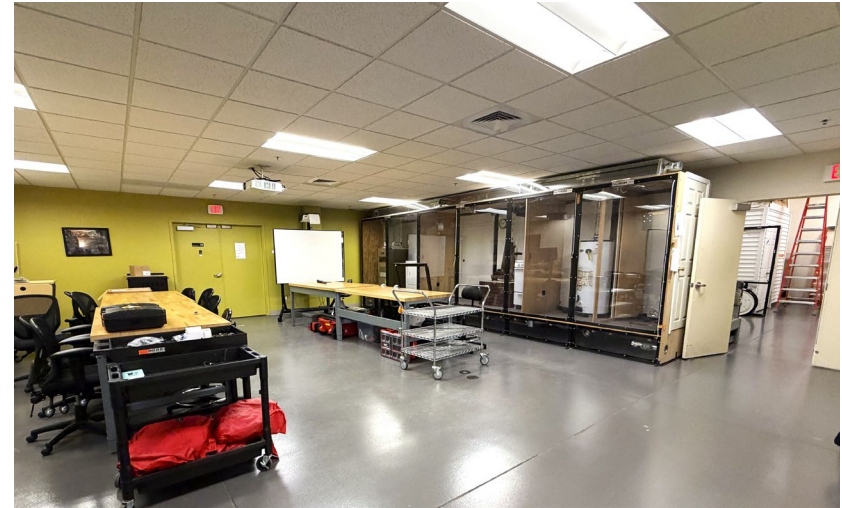
- Two (2) shared drive-in overhead doors
- Common area kitchen and break room
- Custom build out available
- Precast construction
- Access to UC2B fiber
- Aluminum mullion / glass exterior windows and doors
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- 24/7 Access with key card badge access after hours
- Exterior building signage opportunities
- ADA compliant restrooms

# TDFC I BUILDING FOR LEASE

**2111 S. OAK STREET**  
**SUITE 106**

**LABORATORY SPACE**

**AVAILABLE FEB 2027**



## SUITE 106 – OVERVIEW

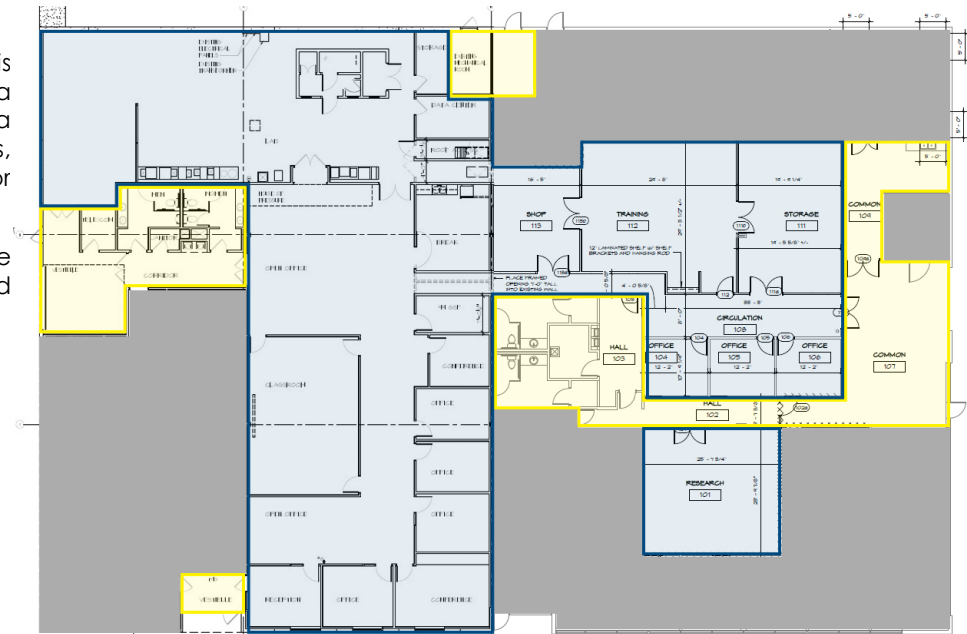
**Available February 1, 2027**, Suite 106 at **2111 S. Oak Street** in the University of Illinois Research Park offers a highly versatile **office and lab environment** designed to support a wide range of research, training, and operational needs. The suite features a comprehensive layout including private offices, open work areas, conference rooms, dedicated training/classrooms, and a large open laboratory space, providing flexibility for both administrative and **technical functions**.

Supported by a welcoming reception area, on-site kitchen and break room, and multiple storage areas, the space is further enhanced by access to **shared loading**, restrooms, and common amenities.

<b>BUILDING SIZE</b>	20,000 RSF
<b>SUITE 106 SIZE</b>	11,421 RSF (9,761 USF + 1,660 CA SF)
<b>LEASE TYPE</b>	NNN
<b>RENTAL RATE</b>	\$19 / RSF NNN
<b>NNN ESTIMATE (2026):</b>	\$6.55 / RSF

## SUITE FEATURES

- Eight (8) private offices
- Large open laboratory space
- Two (2) open office areas for workstations and comfort seating
- Kitchen and break room
- Two (2) conference rooms
- Two (2) large training rooms / conference rooms
- Two (2) storage rooms
- Reception area



Office & Lab Suite

Common Area

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LABORATORY SPACE

AVAILABLE FEB 2027

2111 S. OAK STREET

SUITE 106



# 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](mailto: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](mailto:ajt@cbcdr.com)**

