



OVERVIEW

Parallel Coworking at **1902 Fox Drive** delivers a modern, flexible workspace solution designed for today's professionals. Offering **all-inclusive gross lease terms** with utilities and high-speed Wi-Fi included, the space features a mix of 31 private offices and six open desk options to accommodate individuals and growing teams. Tenants enjoy access to **fully equipped conference rooms, multiple kitchen and break areas**, and thoughtfully designed **collaboration spaces**, creating a seamless blend of productivity and comfort.

Situated in the heart of the Champaign Corporate Center, the building offers ample parking and walkable access to retail, dining, hotels, and conference facilities. The setting further distinguishes itself with scenic outdoor amenities, including landscaped grounds, seating areas, and access to the Boulware Trail, providing a unique balance of professional environment and natural surroundings.

AMENITIES

- 1 Gbps high-speed fiber wireless internet
- A/V equipped conference rooms
- Common area kitchens and breakrooms
- Open areas with comfort seating
- Outdoor seating area and bike storage
- Reception seating
- Interior and exterior signage opportunities

PARALLEL OFFICE FOR LEASE

TURNKEY

NATURAL LIGHT

1902 FOX DRIVE
SUITE 9



SUITE 9 – OVERVIEW

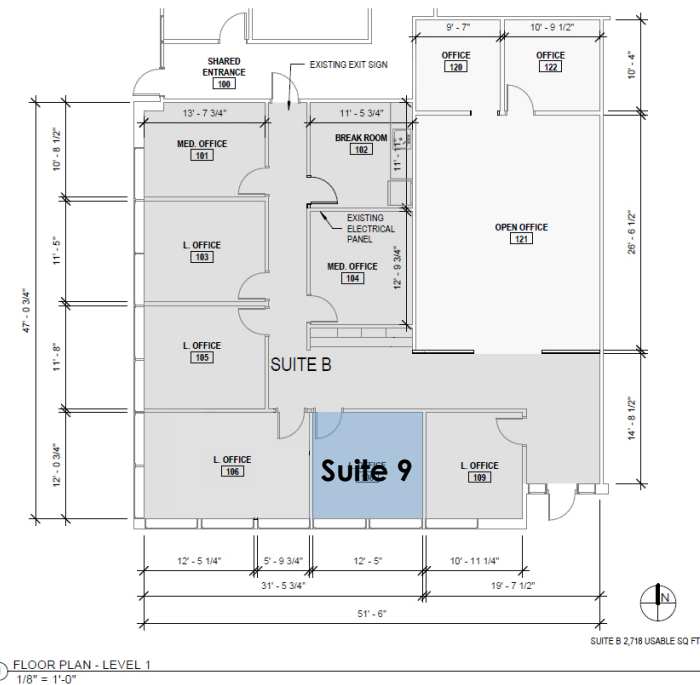
Suite 9 at 1902 Fox Drive offers a **turnkey private office** within the Parallel coworking space in the Champaign Corporate Center. Featuring abundant natural light and a professional setting, this suite provides a move-in ready solution for individuals or small teams.

Tenants benefit from a full suite of shared amenities, including conference rooms, multiple kitchen and break areas with coffee service, and thoughtfully designed collaboration spaces. Ideally located within **walking distance to Harvest Market, dining, retail**, and the **Boulevard Trail**, the property also offers convenient access to the University of Illinois, Memorial Stadium, and nearby conference facilities, making it a premier option for both productivity and convenience.

BUILDING SIZE	17,915 RSF
SUITE SIZE	150 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$750 / Month

SUITE FEATURES

- Bright office with abundant natural light from panoramic windows
- 1 Gbps high-speed fiber wireless internet
- Landlord provided furniture options available including desk, chair, and mobile file cabinet
- Access to three conference rooms and multiple lounge areas for meetings and collaboration
- All-inclusive gross rent includes the cost of utilities, Wi-Fi, and common area expenses
- Three shared kitchens with complimentary coffee service
- Ample on-site parking
- Contemporary finishes in a professional, well-maintained environment



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

