FOR LEASE

ON-CAMPUS **OFFICE SPACE**

UNIVERSITY OF ILLINOIS RESEARCH PARK

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DEVONSHIRE REALTY

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PROPERTY OVERVIEW

The University of Illinois established the Research Park to attract leading high-technology companies, accelerate the commercialization of University-driven innovation, and foster long-term **economic growth**. Today, it stands as one of the premier university-affiliated research parks in the country.

The Research Park creates a dynamic environment where technology-based businesses collaborate directly with University of Illinois faculty and students. Tenants benefit from proximity to world-class **laboratories**, **specialized equipment**, and **research resources** – enabling strategic partnerships that advance product development, applied research, and commercialization initiatives.

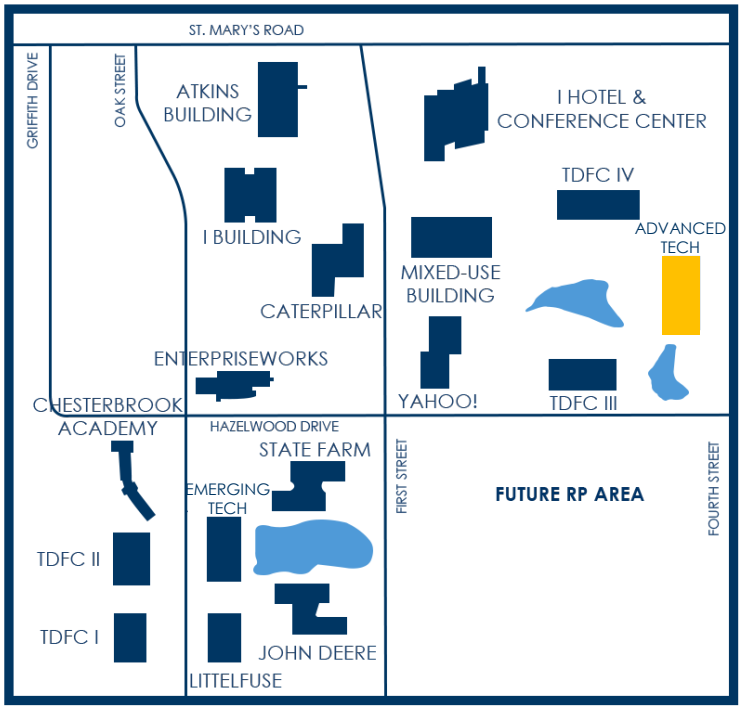
Companies located within the Research Park receive **Allied Agency status** with the University of Illinois, providing streamlined access to campus resources and strengthening integration with the broader academic ecosystem.

Just minutes from central campus, the Research Park is home to more than **120 companies** employing approximately **2,000 professionals** in high-technology fields. At any given time, there are ~800 University of Illinois student interns at work within the Park, contributing leading-edge technical expertise while gaining hands-on experience in corporate research, engineering, and product development.

With its vibrant entrepreneurial culture, direct access to talent, and strong institutional support, the University of Illinois Research Park offers a uniquely collaborative setting for companies seeking innovation, growth, and competitive advantage.

ADVANCED TECH BUILDING **FOR LEASE**

1907 S. FOURTH STREET



PROPERTY OVERVIEW

The **Advanced Tech Building** at **1907 S. Fourth Street** is a 38,428 SF, two-story, multi-tenant **office** and **lab** facility designed to support innovation-focused and growth-oriented companies within the University of Illinois Research Park. The building features a professionally designed lobby and inviting outdoor patio, creating a first-class atmosphere for employees and visitors.

Positioned along two scenic ponds, the property offers a unique, employee-centric environment with walking paths, a pondside dock, and landscaped green space. Its premier location also provides immediate access to key amenities, including the **I Hotel & Illinois Conference Center**, **Houlihan's Restaurant**, and the **State Farm Center**, offering convenience for client engagement, meetings, and corporate events.

AMENITIES

- Professionally designed lobby with modern lounge seating
- Expansive outdoor patio with seating and pond views
- Elevators for second floor access
- 24/7 Access with key card badge access after hours
- On-site EV charging station
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- Scenic pond views with dock & walking paths
- ADA compliant restrooms
- Custom build out available

ADVANCED TECH BUILDING **FOR LEASE**

RAW SPACE | **CUSTOM BUILD OUT**

1907 S. FOURTH STREET
SUITE 101

SUITE 101 – OVERVIEW

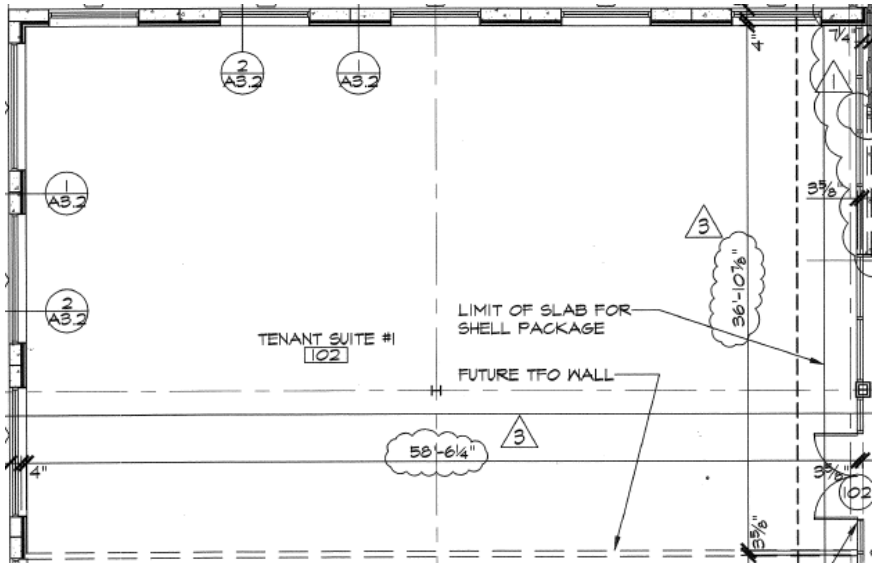
Suite 101 at **1907 S. Fourth Street** in the University of Illinois Research Park offers a unique opportunity to design a fully customized workspace tailored to your exact operational needs. Currently in raw condition, the suite provides maximum flexibility for **office**, **lab**, or **hybrid** configurations, supported by a landlord-provided **tenant improvement allowance**.

With abundant natural light and the **ability to expand up to 4,777 USF** by combining with the adjacent suite 102, this space is ideally suited for companies seeking a custom-built environment in the Research Park Community.

The building is closely located to 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.

BUILDING SIZE	60,600 RSF
SUITE 101 SIZE	2,679 RSF (2,283 USF + 396 CA SF)
LEASE TYPE	NNN
RENTAL RATE	$23 / RSF NNN
NNN ESTIMATE (2026):	$8.34 / RSF

N



SUITE FEATURES

- Raw open space
- Suite can be individually leased or combined with adjacent suite for a 4,777 USF footprint
- Windows with lots of natural light
- Custom build out available

ADVANCED TECH BUILDING **FOR LEASE**

RAW SPACE | **CUSTOM BUILD OUT**

1907 S. FOURTH STREET
SUITE 102

SUITE 102 – OVERVIEW

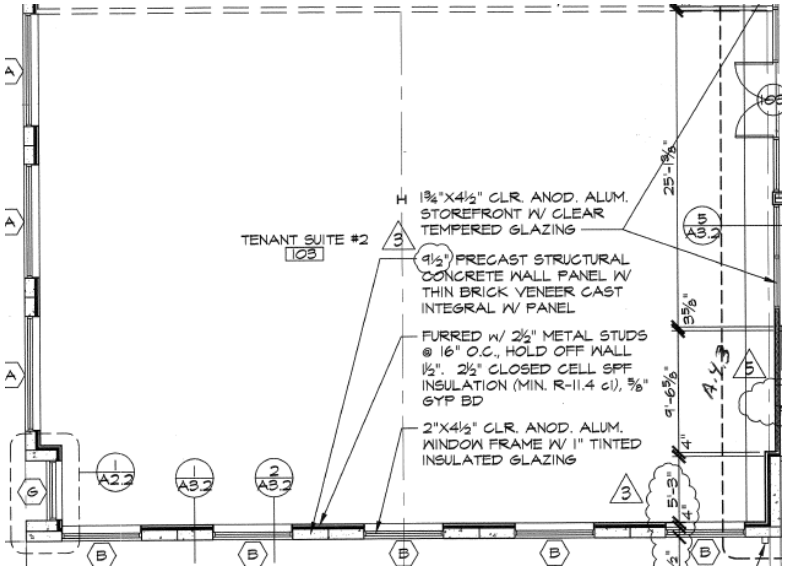
Suite 102 at **1907 S. Fourth Street** in the University of Illinois Research Park offers a unique opportunity to design a fully customized workspace tailored to your exact operational needs. Currently in raw condition, the suite provides maximum flexibility for **office**, **lab**, or **hybrid** configurations, supported by a landlord-provided **tenant improvement allowance**.

With abundant natural light and the **ability to expand up to 4,777 USF** by combining with the adjacent suite 101, this space is ideally suited for companies seeking a custom-built environment in the Research Park Community.

The building is closely located to 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.

BUILDING SIZE	60,600 RSF
SUITE 102 SIZE	2,927 RSF (2,494 USF + 433 CA SF)
LEASE TYPE	NNN
RENTAL RATE	$23 / RSF NNN
NNN ESTIMATE (2026):	$8.34 / RSF

N



SUITE FEATURES

- Raw open space
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- Custom build out available

ADVANCED TECH BUILDING **FOR LEASE**

RAW SPACE | **CUSTOM BUILD OUT**

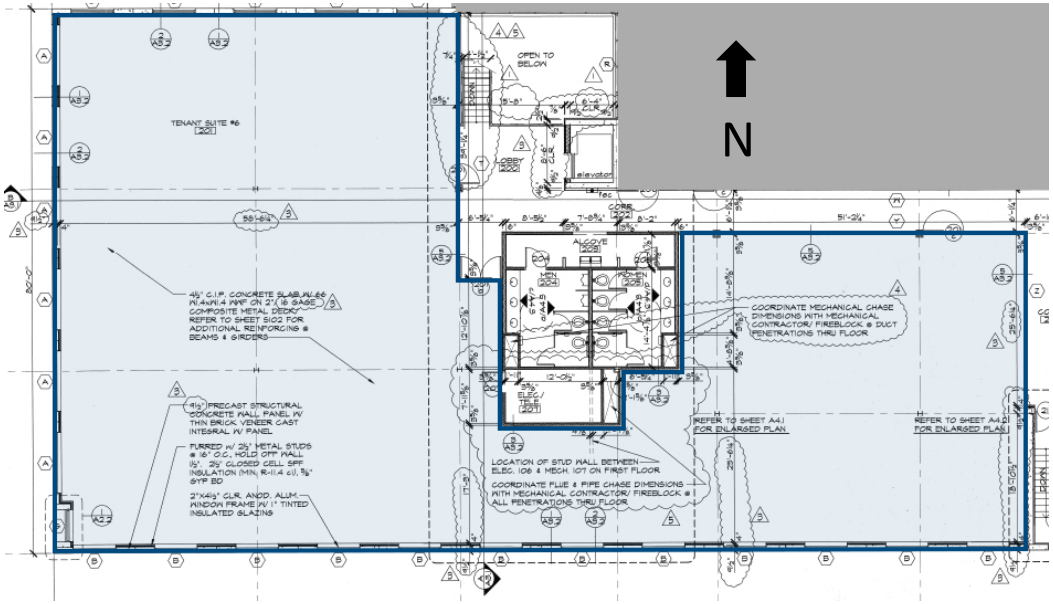
1907 S. FOURTH STREET
SUITE 201

SUITE 201 – OVERVIEW

Suite 201 at **1907 S. Fourth Street** in the University of Illinois Research Park offers a rare opportunity to design a fully customized workspace tailored to your exact operational needs. Currently in raw condition, the suite provides maximum flexibility for **office**, **lab**, or **hybrid** configurations, supported by a landlord-provided **tenant improvement allowance**. With abundant natural light this space is ideally suited for companies seeking a custom-built environment in the Research Park Community.

The building is closely located to 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.

BUILDING SIZE	60,600 RSF
SUITE 201 SIZE	9,393 RSF (8,003 USF + 1,390 CA SF)
LEASE TYPE	NNN
RENTAL RATE	$23 / RSF NNN
NNN ESTIMATE (2026):	$8.34 / RSF



SUITE FEATURES

- Raw open space
- Suite can be individually leased or combined with adjacent suite for a 4,777 USF footprint
- Windows with lots of natural light
- Custom build out available

RESEARCH PARK BENEFITS

FOSTER A COLLABORATIVE RELATIONSHIP WITH THE UNIVERSITY OF ILLINOIS

Develop new ideas for joint innovation and research to address company needs. Receive faculty input on latest innovations and challenges. The on-campus location provides access to early awareness and tracking of trends, helping innovate based on academic and industry early emerging technologies and strategies.

EMPLOY STUDENT INTERNS & GRADUATE RESEARCH ASSISTANTS

Students can easily be employed for cost effective access to a high caliber workforce as a supplemental staffing solution for R&D work and a future recruiting pipeline to create and retain intellectual property.

HIRE FACULTY AS CONSULTANTS

Faculty may work up to 20% of their time on outside business. Key faculty could be efficiently employed for research and help managing student projects.

SUPPLEMENT RESEARCH WITH UNIVERSITY SPONSORED RESEARCH

If a company has a need for targeted access to faculty expertise on specific projects, a sponsored research agreement can be established.

FACILITY USE AGREEMENTS FOR LAB ACCESS

Research Park companies have access to University labs through fee-for-use Facility Use Agreements. Research Park companies have discounted indirect cost recovery fees. These high-tech facilities can supplement Research Park and corporate facilities.

ENTREPRENEURIAL ENVIRONMENT

Interactions with cutting edge new companies in the Incubator that are leveraging SBIR and other federal grants to develop the newest technologies that can be commercialized. Create a new offsite entrepreneurial setting for innovators to develop new concepts.

PEER-TO-PEER LEARNING

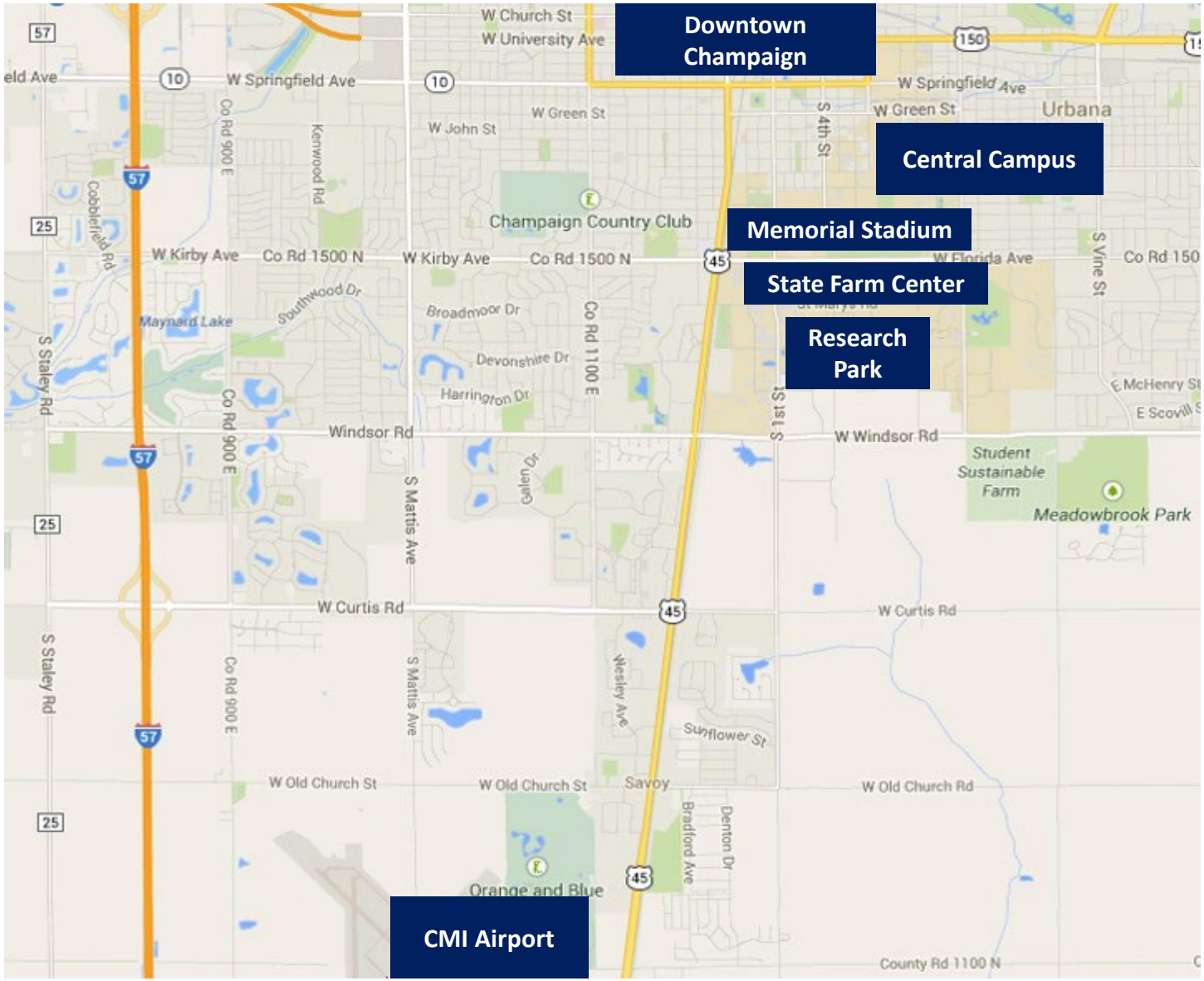
Companies can interact with other leading corporations that have established R&D offices in the Research Park, non-industry specific best practices can be applied such as data mining and analytics.

RETAIN INTELLECTUAL PROPERTY

Work done at the Research Park by student employees and paid interns will result in intellectual property ownership by companies rather than the University.

THE UNIVERSITY OF ILLINOIS **RESEARCH PARK**

AERIAL MAP



THE UNIVERSITY OF ILLINOIS **RESEARCH PARK**

CORPORATE TENANTS

- John Deere
- synchrony FINANCIAL
- applied pavement TECHNOLOGY
- AGCO
- NVIDIA
- Abbott — A Promise for Life
- BRUNSWICK
- State Farm
- KOHLER
- AEI Affiliated Engineers
- CATERPILLAR
- Littelfuse — Expertise Applied | Answers Delivered
- Cargill
- Dow
- riverbed
- RIVIAN
- Mondelēz International
- COUNTRY FINANCIAL
- ADM
- EPE ELECTRIC POWER ENGINEERS
- ARI
- RIPE
- Johnson Controls
- BAYER
- Illinois Department of Transportation
- YAHOO!
- ENGINEERING PEOPLE.
- FORCEPOINT — POWERED BY Raytheon
- FOXCONN
- EARTHSENSE — AGRICULTURAL INTELLIGENCE
- CME Group
- PowerWorld CORPORATION
- AXIS
- RIVERSIDE RESEARCH
- MOTOROLA SOLUTIONS
- Capital One
- The Grainger College of Engineering — Indoor Climate Research & Training
- IPI
- C.H.I. OVERHEAD DOORS

COMMUNITY **HIGHLIGHTS**

CHAMPAIGN-URBANA

AIR ACCESS

Willard Airport (CMI)
Served by American Airlines and United Airlines with direct flights to Chicago & Dallas

TRAIN & BUS ACCESS

Amtrak, Jefferson Lines, Greyhound & More
Service to Chicago, Indianapolis, Kansas City, New Orleans and beyond

PROXIMITY TO MAJOR MARKETS

Crossroads of three major interstate highways (I-72, I-74, I-57)
Chicago, IL: 2 hrs
Indianapolis: 1.5 hrs
St. Louis, MO: 2.75 hrs
Cincinnati, OH: 3.5 hrs
Detroit, MI: 6 hrs

TOTAL POPULATION

Champaign County: 209,999 residents
(2019 Census)

Median Age of 30

DEMOGRAPHICS

Bachelor's Degree or Higher: 44.6%

Household Median Income: $51,342

CHAMPAIGN COUNTY QUICK FACTS

- Highly regarded public and private education systems
- Quality healthcare and medical services
- Affordable housing and overall cost of living
- Easy commuting and minimal traffic
- Vibrant arts, cultural, culinary, and recreational offerings
- Major collegiate athletics and year-round sporting events

EXCEPTIONAL BUSINESS ECOSYSTEM

- Proximity to a globally recognized research university ranked among the top institutions worldwide
- Established hub for technology, research, and entrepreneurial activity
- Strong startup ecosystem and nationally recognized innovation community
- Strategic Midwest location with convenient transportation access

HIGH QUALITY OF LIFE

- Highly regarded public and private education systems
- Quality healthcare and medical services
- Affordable housing and overall cost of living
- Easy commuting and minimal traffic congestion
- Vibrant arts, cultural, culinary, and recreational offerings
- Major collegiate athletics and year-round sporting events

BROKERAGE **CONTACT INFORMATION**

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