FOR LEASE

ON-CAMPUS **OFFICE SPACE**

UNIVERSITY OF ILLINOIS RESEARCH PARK

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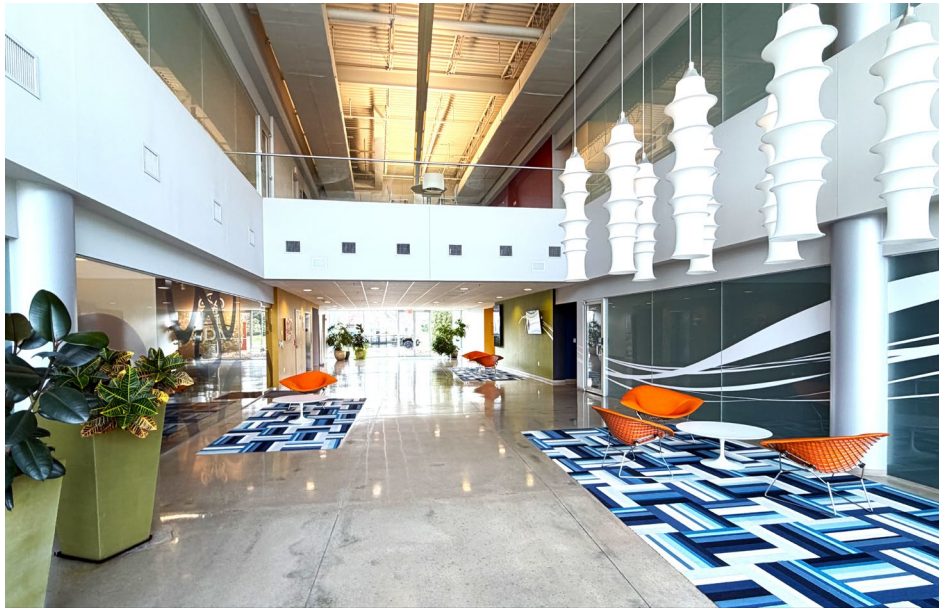


PROPERTY OVERVIEW

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.

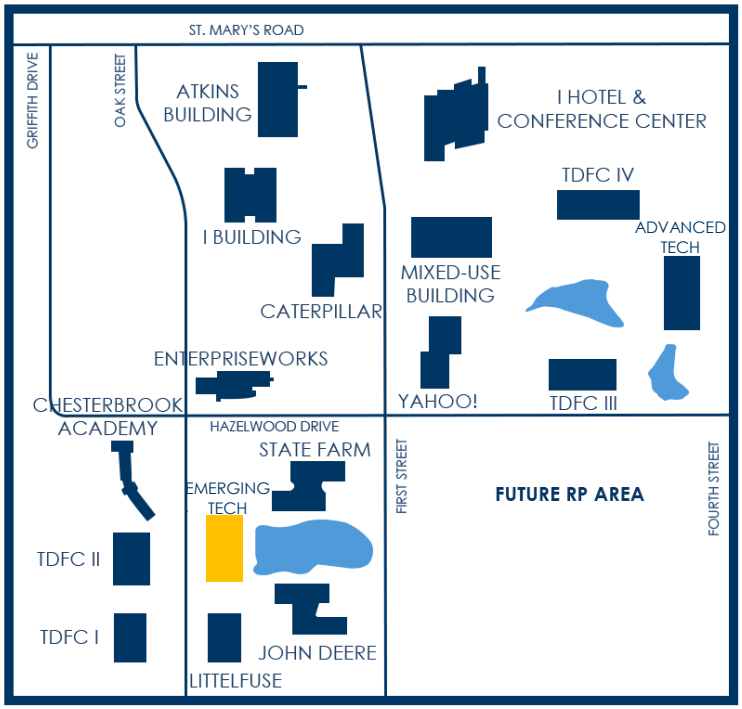
Companies located within the Research Park receive **Allied Agency status** with the University of Illinois, providing streamlined access to campus resources and strengthening integration with the broader academic ecosystem.

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.

EMERGING TECH BUILDING **FOR LEASE**

2100 S. OAK STREET



PROPERTY OVERVIEW

The **Ameren Building** at 2100 S. Oak Street is a **45,045 square foot,** multi-tenant **commercial office** facility designed to support innovation-driven companies. The building features an inviting central atrium with comfortable seating areas, creating a welcoming environment for collaboration and informal meetings. Shared amenities include well-maintained common area restrooms and professionally managed common spaces.

Situated along a scenic pond-front setting, the property offers walking paths, a dock overlooking the water, and thoughtfully landscaped park areas – providing a unique and attractive workplace environment. The Ameren Building also benefits from its proximity to the **EnterpriseWorks Incubator**, fostering connectivity to early-stage companies, entrepreneurial resources, and the broader innovation ecosystem within the University of Illinois Research Park.

AMENITIES

- Professionally designed lobby with modern lounge seating
- Common area Wi-Fi connectivity
- Elevators for second floor access
- Expansive outdoor patios on east & west sides
- On-site EV charging station
- Custom build out available
- 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
- Scenic pond views with dock & walking paths
- Exterior building signage opportunities
- ADA compliant restrooms

EMERGING TECH BUILDING **FOR LEASE**

TURNKEY | **AVAILABLE OCTOBER 1ST**

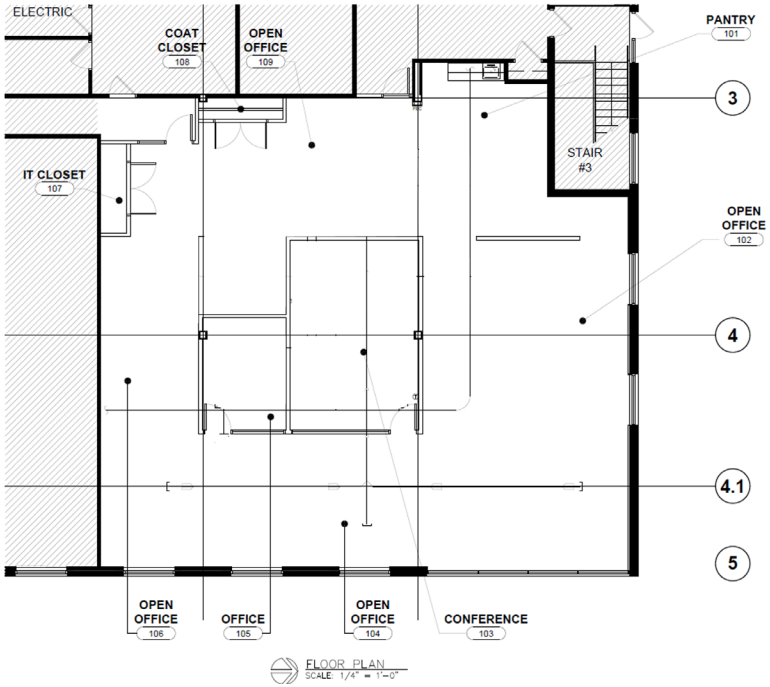
2100 S. OAK STREET
SUITE 111

SUITE 111 – OVERVIEW

Available as of October 1, 2026, Suite 111 at 2100 S. Oak Street in the University of Illinois Research Park offers a **move-in ready**, modern, **light-filled** workspace designed to support both collaboration and focused work. The suite features a glass-front office and conference room, expansive open areas for workstations and soft seating, and a large break room, creating a highly functional and inviting environment for **growing teams**.

Enhanced by scenic pond views, abundant natural light, and **contemporary finishes**, this space delivers a premier experience within one of Champaign's most dynamic innovation hubs.

BUILDING SIZE	45,045 RSF
SUITE 111 SIZE	4,506 RSF (3,504 USF + 1,002 CA SF)
LEASE TYPE	NNN
RENTAL RATE	$21 / RSF NNN
NNN ESTIMATE (2026):	$6.82 / RSF



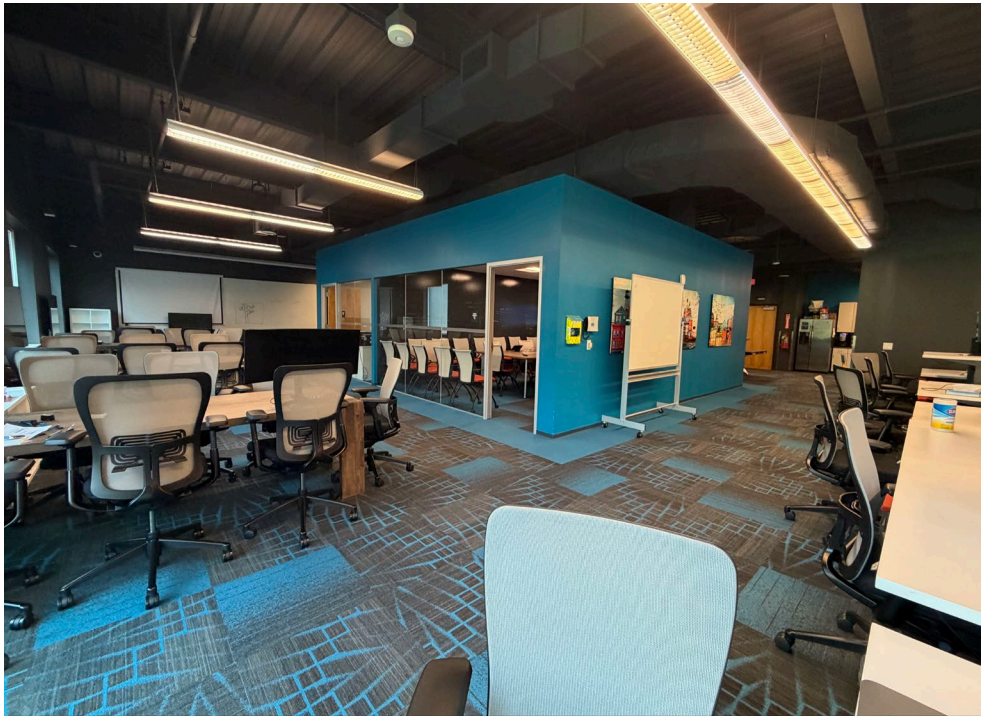
SUITE FEATURES

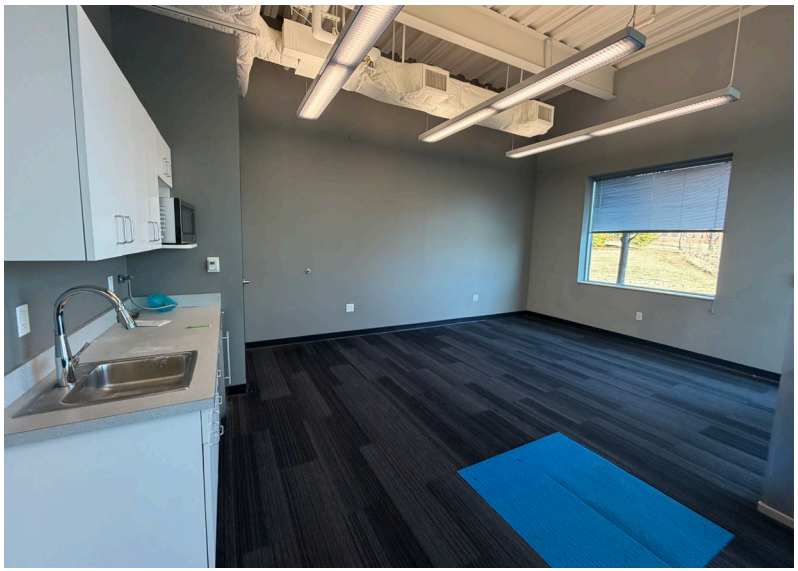
- One (1) office with glass storefront
- One (1) large conference room with glass storefront
- Large open office spaces for workstations and soft seating
- Large kitchen / break room with sink
- One (1) server room
- One (1) coat closet
- Scenic pond views & natural light
- Can be combined with Suite 110

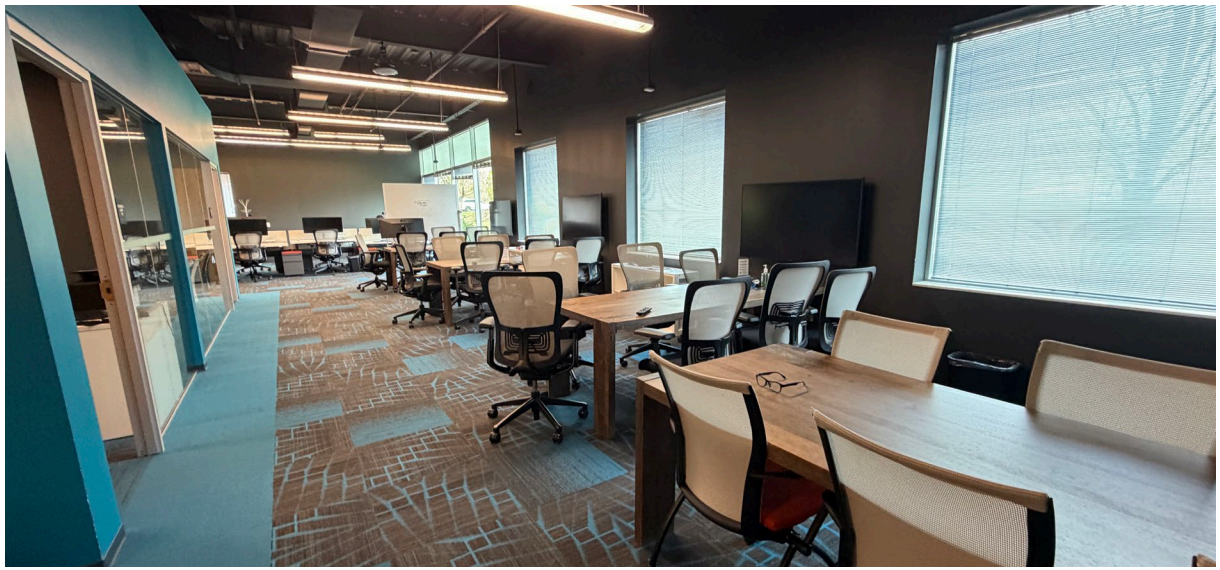
EMERGING TECH BUILDING **FOR LEASE**

TURNKEY | **AVAILABLE OCTOBER 1ST**

2100 S. OAK STREET
SUITE 111



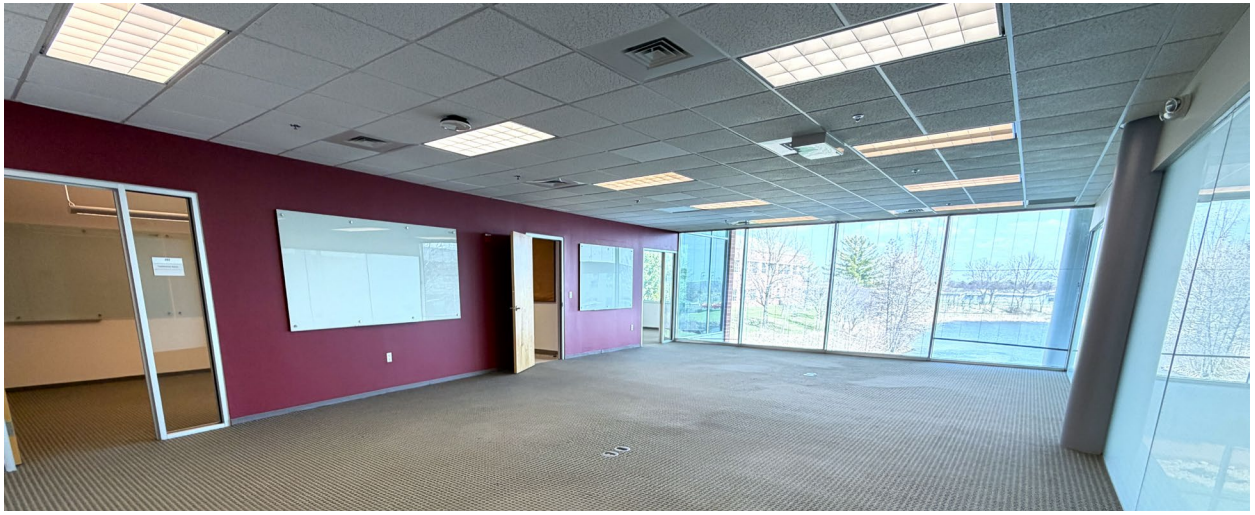




EMERGING TECH BUILDING **FOR LEASE**

NATURAL LIGHT | **MODERN FINISHES**

2100 S. OAK STREET
SUITE 202

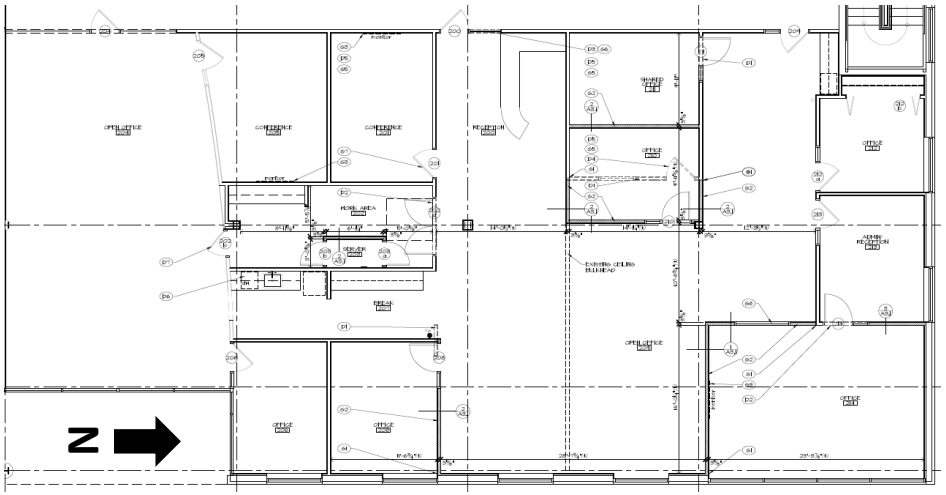


SUITE 202 – OVERVIEW

Suite 202 at **2100 S. Oak Street** in the University of Illinois Research Park offers a thoughtfully designed workspace ideal for **established** and **growing teams**. The suite features a robust mix of five private offices, two conference rooms, shared offices, and expansive open areas, creating a flexible space. A welcoming reception area, dedicated break room, server room, and copy/print area provide the infrastructure needed for daily operations.

Overlooking a **scenic pond**, the property provides a distinctive workplace setting with access to **walking** and **bike paths**, creating an attractive and **employee-friendly atmosphere**. The building's natural surroundings offer a balance of professional functionality and outdoor amenities. Conveniently situated along the **MTD 24 Link bus route**, the property provides direct connectivity between the Research Park and central campus, ensuring easy access for employees, students, and collaborators. Tenants benefit from proximity to the University's research ecosystem while enjoying a highly accessible, amenity-rich location within the Park.

BUILDING SIZE	45,045 RSF
SUITE 202 SIZE	5,845 RSF (4,545 USF + 1,300 CA SF)
LEASE TYPE	NNN
RENTAL RATE	$19 / RSF NNN
NNN ESTIMATE (2026):	$6.82 / RSF



SUITE FEATURES

- Five (5) private offices
- Two (2) conference rooms
- Two (2) large open areas for workstations
- Two (2) shared offices
- Reception area
- One (1) break room with sink
- One (1) server room
- Copy / print area
- Pond views & natural light

EMERGING TECH BUILDING **FOR LEASE**

TURNKEY | **MODERN FINISHES**

2100 S. OAK STREET
SUITE 202

EMERGING TECH BUILDING **FOR LEASE**

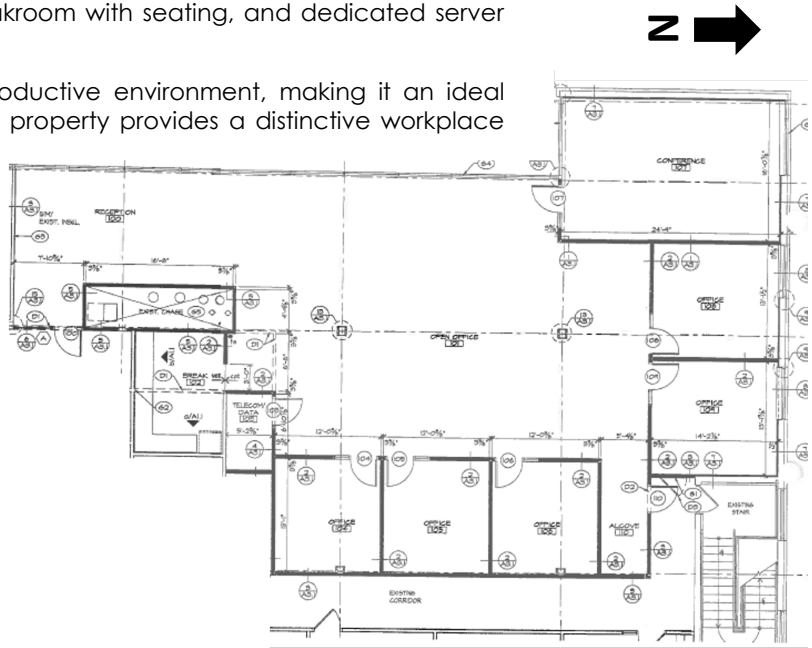
NATURAL LIGHT | **MODERN FINISHES**

2100 S. OAK STREET
SUITE 206

SUITE 206 – OVERVIEW

Suite 202 at **2100 S. Oak Street** in the **University of Illinois Research Park** offers a bright, professional workspace designed to support **collaboration** and day-to-day efficiency. The suite features five private offices, a large windowed conference room, and an expansive open area for workstations, providing a **flexible layout** for teams of varying sizes. A welcoming reception area, fully equipped breakroom with seating, and dedicated server room add to the suite's functionality.

Enhanced by **expansive windows** and abundant **natural light**, this space creates an inviting and productive environment, making it an ideal opportunity for companies looking to establish or expand their presence within the Research Park. The property provides a distinctive workplace setting with access to **walking** and **bike paths**, creating an attractive and **employee-friendly atmosphere**.



BUILDING SIZE	45,045 RSF
SUITE 206 SIZE	5,153 RSF (4,007 USF + 1,146 CA SF)
LEASE TYPE	NNN
RENTAL RATE	$19 / RSF NNN
NNN ESTIMATE (2026):	$6.82 / RSF

SUITE FEATURES

- Five (5) private offices
- Large conference room with windows
- Large open office space for workstations
- Breakroom with sink and seating area
- Reception area
- Server room
- Expansive windows and natural light

EMERGING TECH BUILDING **FOR LEASE**

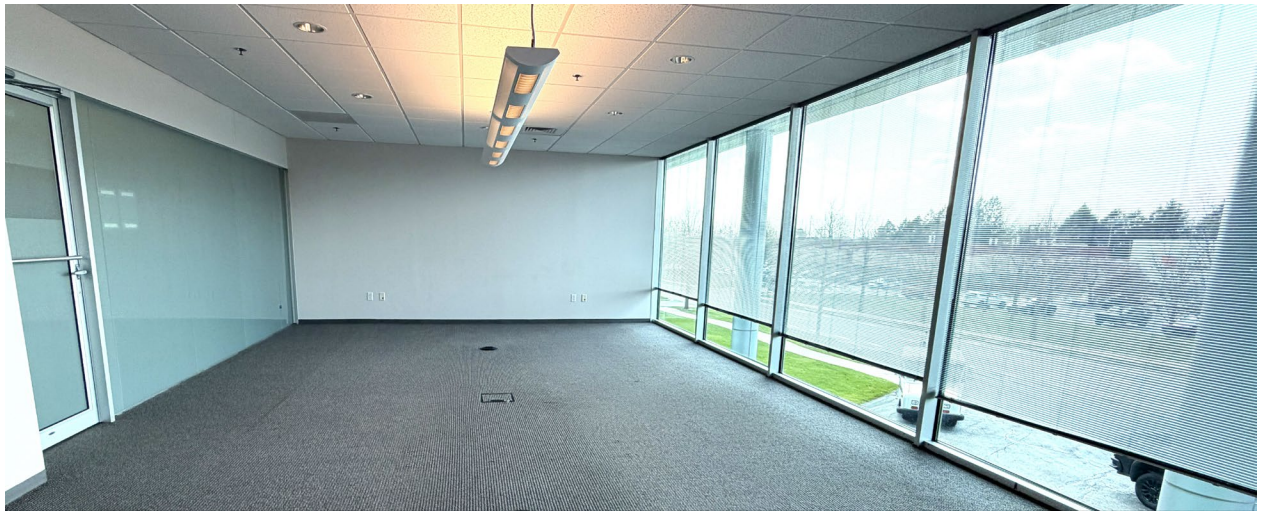
TURNKEY | **MODERN FINISHES**

2100 S. OAK STREET
SUITE 206

EMERGING TECH BUILDING **FOR LEASE**

NATURAL LIGHT | **MODERN FINISHES**

2100 S. OAK STREET
SUITE 210

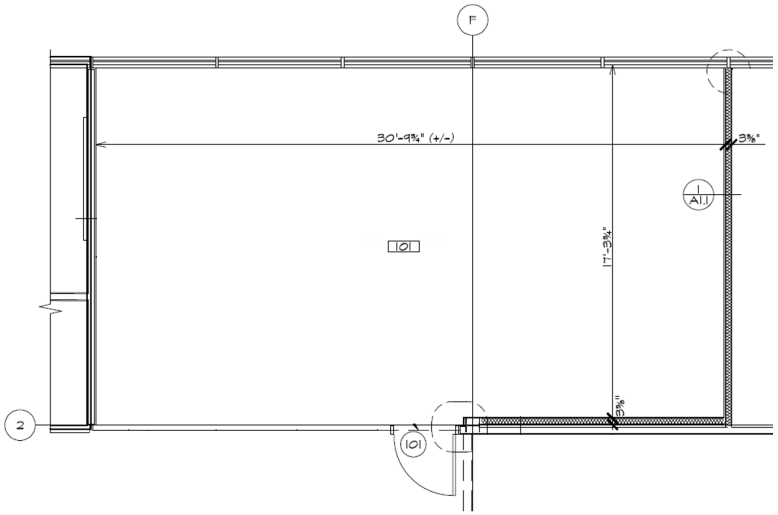


SUITE 210 – OVERVIEW

Suite 202 at **2100 S. Oak Street** in the University of Illinois Research Park offers an open workspace designed to maximize flexibility and collaboration. The suite features a large open area ideal for workstations, team seating, or creative layouts, allowing tenants to tailor the space to their specific needs. With expansive windows and abundant natural light, the environment promotes productivity and employee well-being.

The property provides a distinctive workplace setting with access to **walking** and **bike paths**, creating an attractive and **employee-friendly atmosphere**. The building's natural surroundings offer a balance of professional functionality and outdoor amenities. Conveniently situated along the **MTD 24 Link bus route**, the property provides direct connectivity between the Research Park and central campus, ensuring easy access for employees, students, and collaborators. Tenants benefit from proximity to the University's research ecosystem while enjoying a highly accessible, amenity-rich location within the Park.

BUILDING SIZE	45,045 RSF
SUITE 210 SIZE	720 RSF (560 USF + 160 CA SF)
LEASE TYPE	NNN
RENTAL RATE	$20 / RSF NNN
NNN ESTIMATE (2026):	$6.82 / RSF



north
FLOOR PLAN
SCALE: 1/4" = 1'-0"

SUITE FEATURES

- Large open area for workstations
- Expansive windows and natural light

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

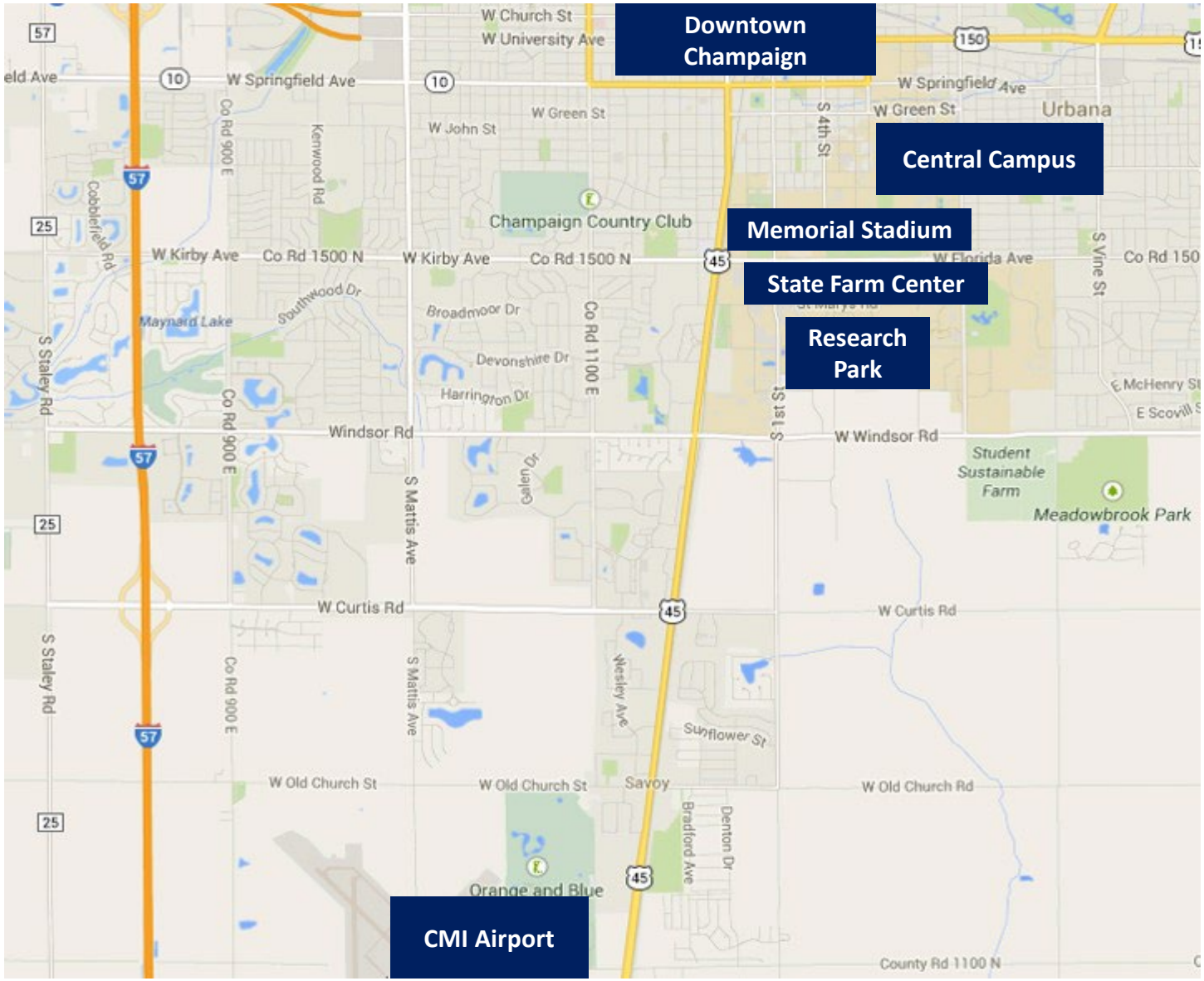
Companies can interact with other leading corporations that have established R&D offices in the Research Park, non-industry specific best practices can be applied such as data mining and analytics.

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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