FOR LEASE

ON-CAMPUS **OFFICE SPACE**

UNIVERSITY OF ILLINOIS RESEARCH PARK

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THE UNIVERSITY OF ILLINOIS **RESEARCH PARK**

OVERVIEW

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.

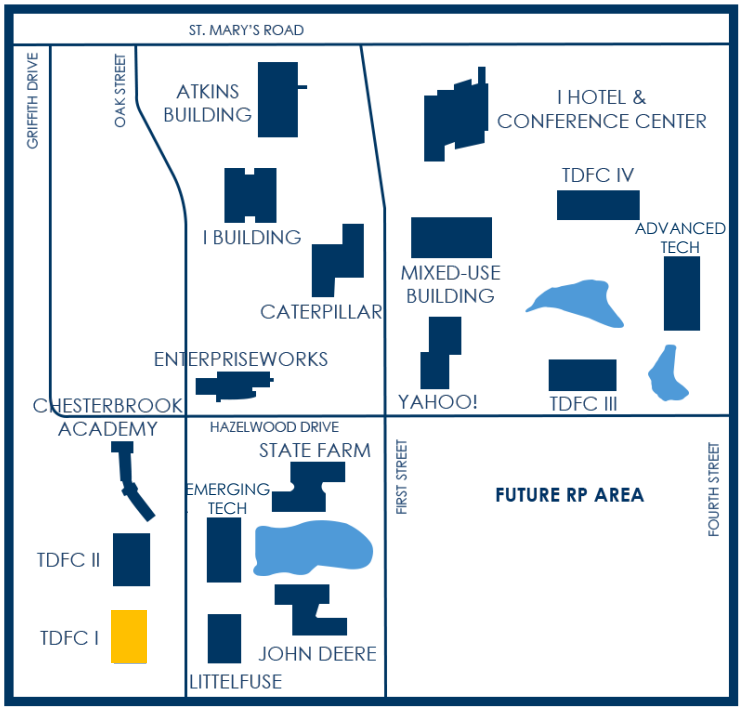
Companies located within the Research Park receive **Allied Agency status** with the University of Illinois, providing streamlined access to campus resources and strengthening integration with the broader academic ecosystem.

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.

TDFC I BUILDING **FOR LEASE**

2111 S. OAK STREET



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.

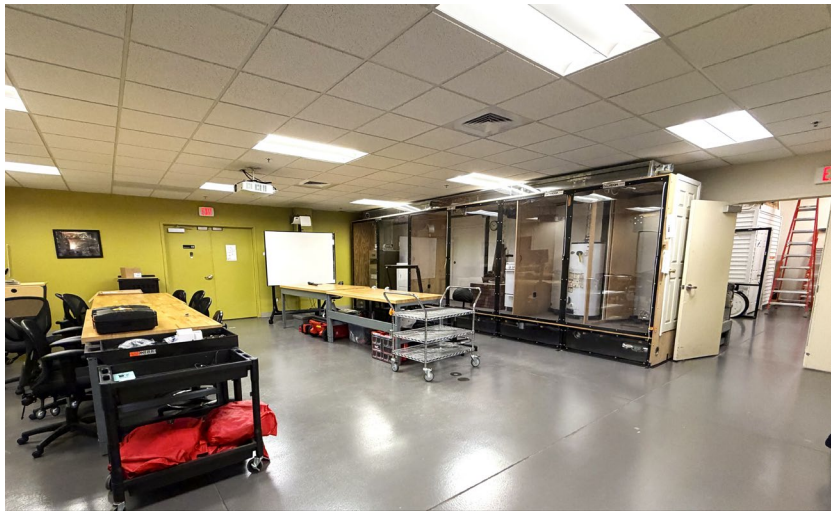
AMENITIES

- 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**

LABORATORY SPACE | **AVAILABLE FEB 2027**

2111 S. OAK STREET
SUITE 106

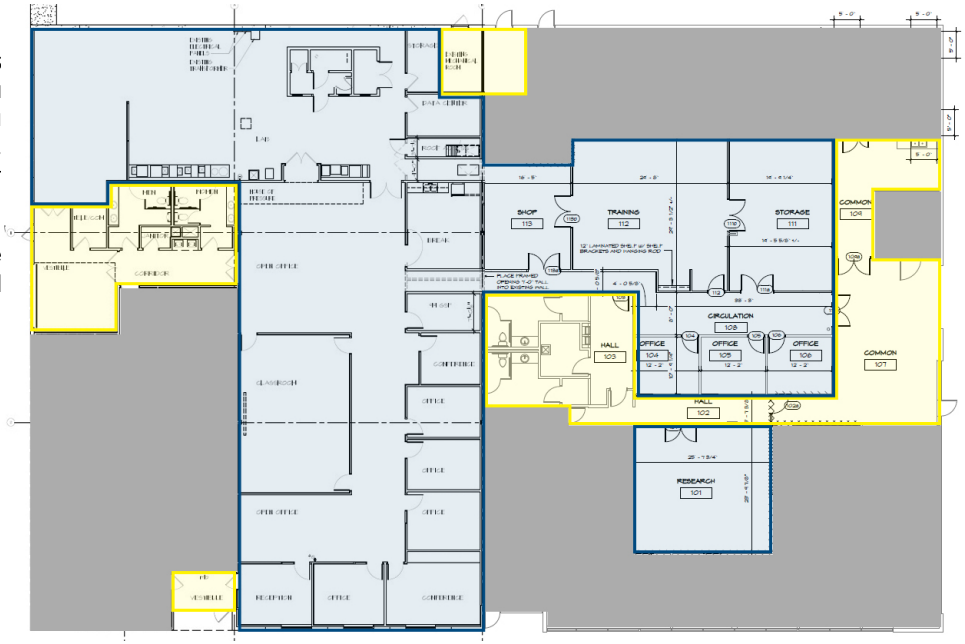


SUITE 106 – OVERVIEW

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.

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

TDFC I BUILDING **FOR LEASE**

LABORATORY SPACE | **AVAILABLE FEB 2027**

2111 S. OAK STREET
SUITE 106

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

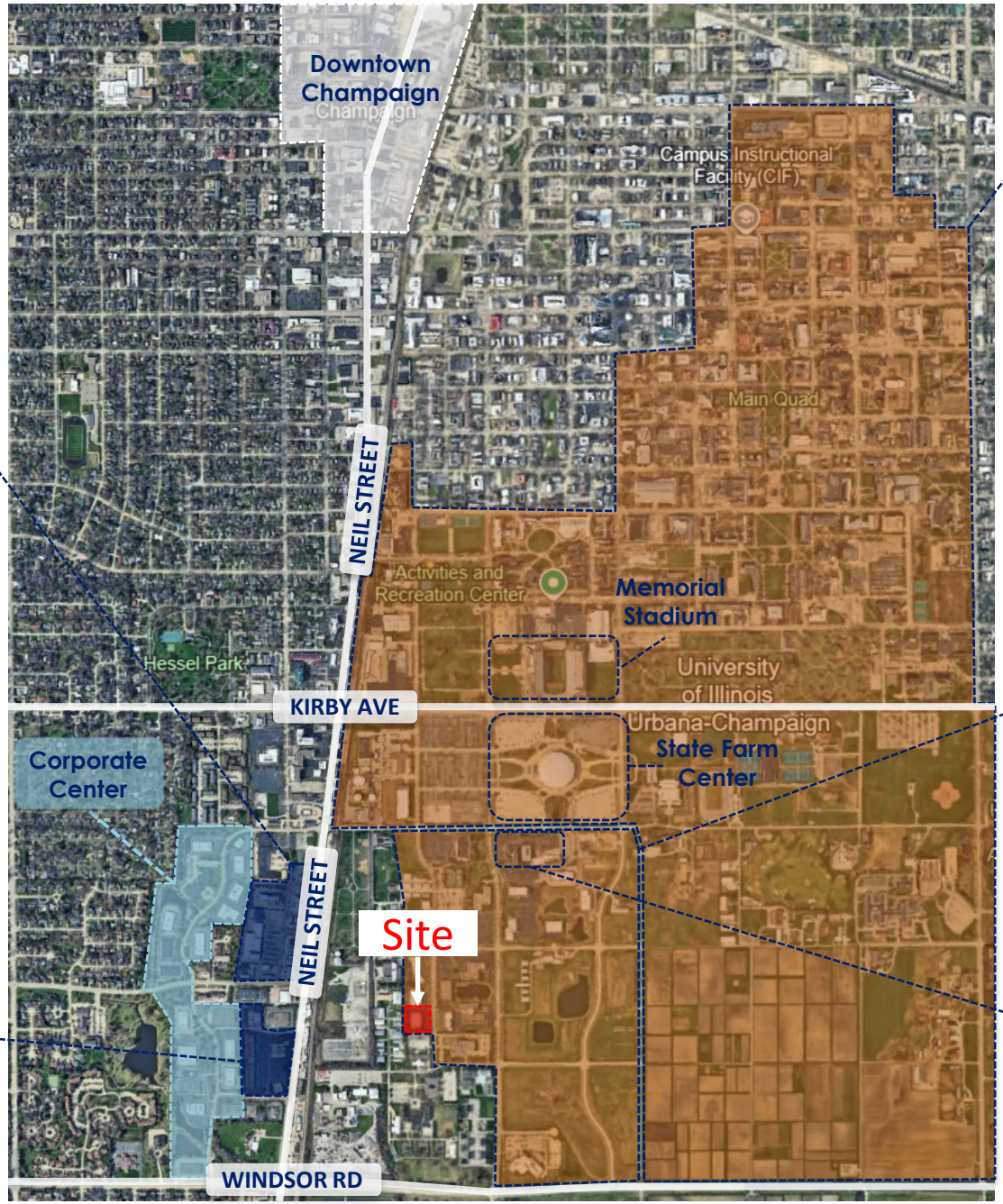
Work done at the Research Park by student employees and paid interns will result in intellectual property ownership by companies rather than the University.

THE UNIVERSITY OF ILLINOIS **RESEARCH PARK**

AERIAL MAP

NEARBY AMENITIES
CARRIAGE CENTER

NEARBY AMENITIES
SHOPPES OF KNOLLWOOD



University of Illinois Urbana-Champaign

- **55,000+** Students
- **11,000+** Faculty
- **21 Big Ten** Division I Sports
- **150+** Majors
- **175+** Research Programs & Centers

University of Illinois Research Park

- **120+** Companies
- **2,000** Affiliated Employees
- **800** Student Workers
- **200** Annual Events
- **350+** Startups Nurtured

HOTEL ILLINOIS CONFERENCE CENTER

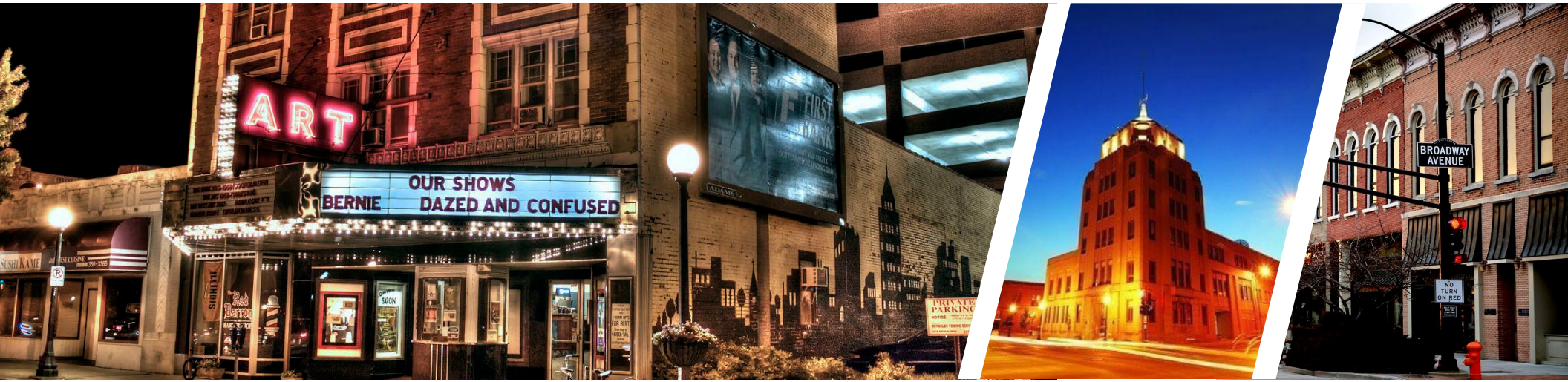
HOULIHAN'S RESTAURANT + BAR

THE UNIVERSITY OF ILLINOIS **RESEARCH PARK**

CORPORATE TENANTS

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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