



FOR LEASE

TURNKEY OFFICE SPACE

CORPORATE CENTER

Dana Flinn-Freeland

O: 217.318.3496

E: dana@cbcdr.com

AJ Thoma III, CCIM, SIOR

O: 217.403.3425

E: ajt@cbcdr.com



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to lease the commercial property described herein (the "Property"). This CS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the leasing opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be leased or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.

BY ACCEPTING THIS CS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CS and/or any other Information concerning the Property; (5) you will not provide this CS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

TABLE OF CONTENTS



SECTION 1: CORPORATE CENTER

- Corporate Center Overview
- PARALLEL Coworking Overview

SECTION 2: AVAILABLE PROPERTIES FOR LEASE

- 1902 Fox Drive
 - Open Area Desks
 - Suite 1
 - Suite 9
 - Suite 14
 - Suite 22
 - Suite 23
 - Suite 24
 - Suite 34
 - Suite 35
 - Suite 36

SECTION 3: CHAMPAIGN-URBANA OVERVIEW

- Aerial Map
- Champaign-Urbana Community Highlights





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 OPEN AREA DESKS



OPEN AREA DESKS – OVERVIEW

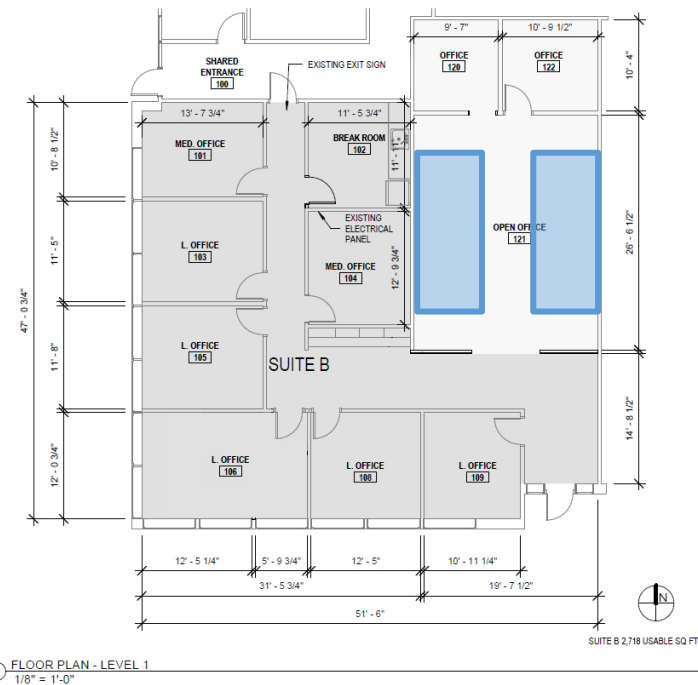
Individual desks are available for lease within the Parallel coworking space at 1902 Fox Drive. This is an ideal solution for entrepreneurs, remote professionals, and small business users who value both professionalism and an economical location without the overhead of a private office.

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
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$200 / Month

SUITE FEATURES

- Individual desk in shared open area
- Bright open area with natural light from glass storefront
- 1 Gbps high-speed fiber wireless internet
- Landlord provided desk, chair, and mobile file cabinet
- Access to three conference rooms and multiple lounge areas for meetings and collaboration
- Optional storage cabinet included for additional \$10/month
- All-inclusive gross rent includes the cost of utilities, Wi-Fi, and common area expenses
- Three shared kitchens with complimentary coffee service
- Contemporary finishes in a professional, well-maintained environment
- Ample on-site parking



PARALLEL OFFICE FOR LEASE

TURNKEY

NATURAL LIGHT

1902 FOX DRIVE SUITE 1



SUITE 1 – OVERVIEW

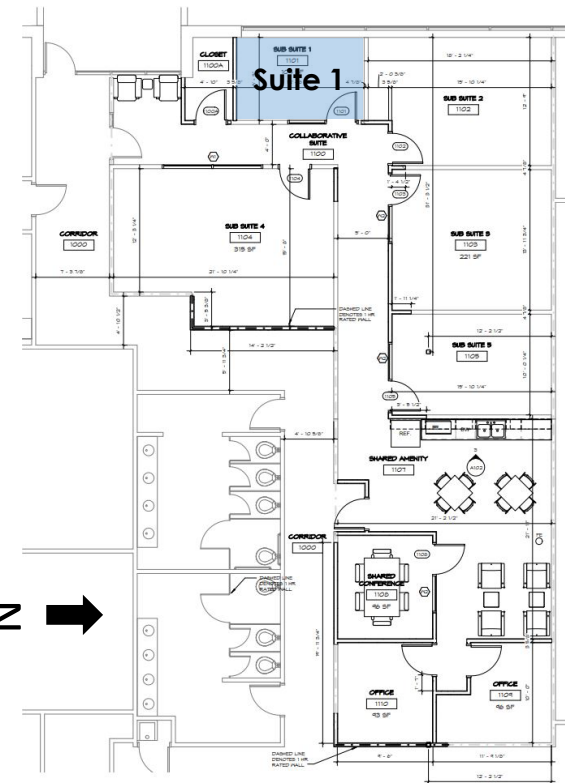
Located within the **Parallel coworking** space, Suite 1 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey**, 104 SF **private office**. Furnished with a desk, chair, and mobile file cabinet, the space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

Parallel Tenants benefit from access to shared conference rooms, multiple kitchen and break areas with coffee service, and comfortable common seating, creating a collaborative yet private work experience. The office offers abundant natural light and is within **walking distance to Harvest Market** grocery, **restaurants, retail**, and the **Boulevard Trail**, while also providing convenient access to the University of Illinois, Memorial Stadium, and nearby conference centers.

BUILDING SIZE	17,915 RSF
SUITE SIZE	104 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$550 / 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



PARALLEL OFFICE FOR LEASE

1902 FOX DRIVE
SUITE 9

TURNKEY

NATURAL LIGHT



SUITE 9 – OVERVIEW

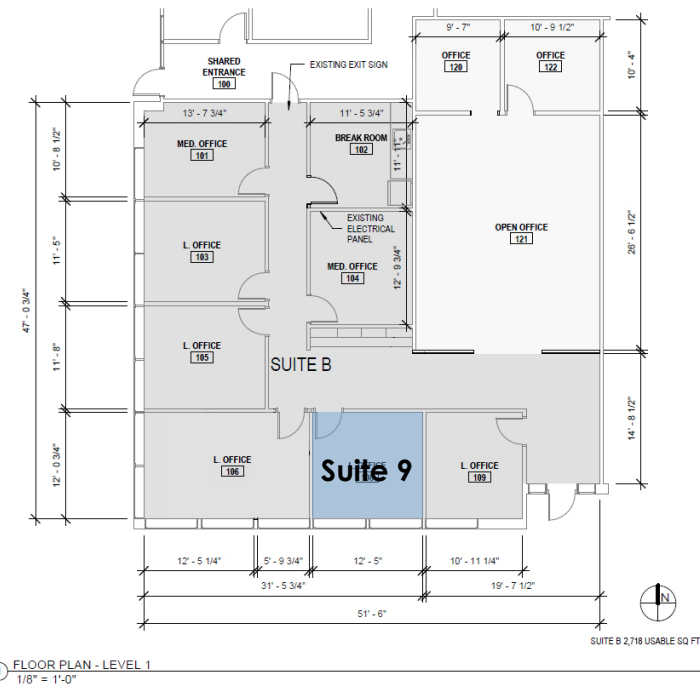
Suite 9 at 1902 Fox Drive offers a **turnkey private office** within the Parallel coworking space in the Champaign Corporate Center. Featuring abundant natural light and a professional setting, this suite provides a move-in ready solution for individuals or small teams.

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



PARALLEL OFFICE FOR LEASE

TURNKEY

NATURAL LIGHT

1902 FOX DRIVE
SUITE 14



SUITE 14 – OVERVIEW

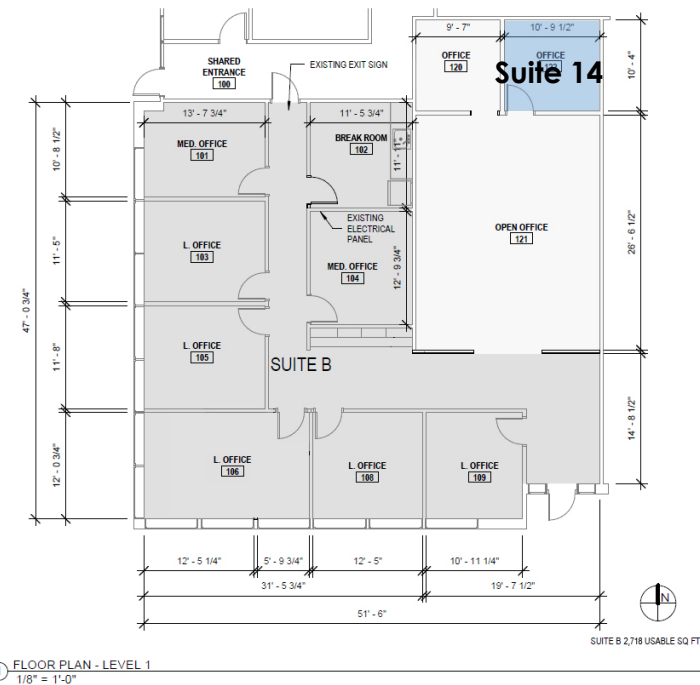
Suite 14 at 1902 Fox Drive offers a **turnkey private office** within the Parallel coworking space in the Champaign Corporate Center. Featuring a professional setting, this suite provides a move-in ready solution for individuals or small teams.

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	112 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$350 / Month

SUITE FEATURES

- 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
- Ample on-site parking
- All-inclusive gross rent includes the cost of utilities, Wi-Fi, and common area expenses
- Three shared kitchens with complimentary coffee service
- Contemporary finishes in a professional, well-maintained environment



CORPORATE CENTER FOR LEASE

1902 FOX DRIVE
SUITE 22

TURNKEY

NATURAL LIGHT



SUITE 22 – OVERVIEW

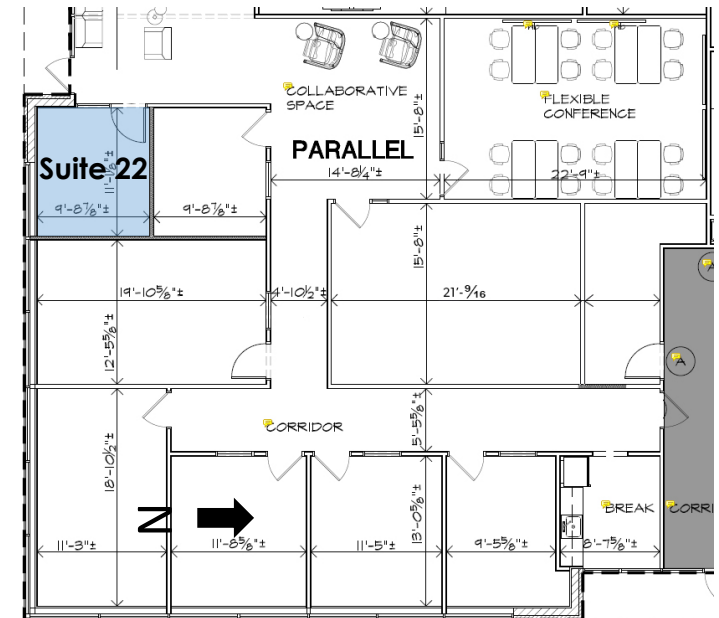
Located within the **Parallel coworking** space, Suite 22 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey private office with abundant natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

Parallel Tenants benefit from access to shared conference rooms, multiple kitchen and break areas with coffee service, and comfortable common seating, creating a collaborative yet private work experience. The office offers abundant natural light and is within walking distance to Harvest Market grocery, restaurants, retail, and the Boulware Trail, while also providing convenient access to the University of Illinois, Memorial Stadium, and nearby conference centers.

BUILDING SIZE	17,915 RSF
SUITE SIZE	108 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$550 / Month

SUITE FEATURES

- Bright office with abundant natural light from large window
- 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



CORPORATE CENTER FOR LEASE

1902 FOX DRIVE
SUITE 23

TURNKEY

NATURAL LIGHT



SUITE 23 – OVERVIEW

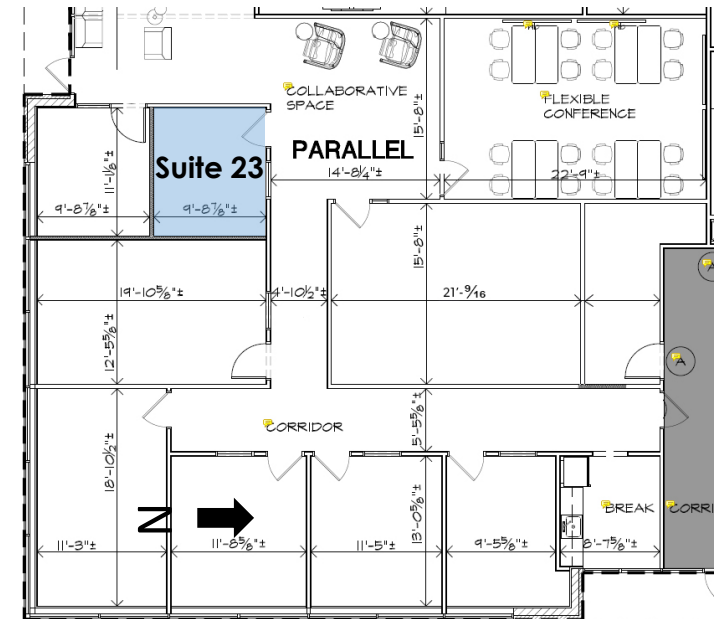
Located within the **Parallel coworking** space, Suite 23 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey private office** with **natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

Parallel Tenants benefit from access to shared conference rooms, multiple kitchen and break areas with coffee service, and comfortable common seating, creating a collaborative yet private work experience. The office offers natural light and is within walking distance to Harvest Market grocery, restaurants, retail, and the Boulware Trail, while also providing convenient access to the University of Illinois, Memorial Stadium, and nearby conference centers.

BUILDING SIZE	17,915 RSF
SUITE SIZE	108 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$450 / Month

SUITE FEATURES

- Bright office with abundant natural light from large window
- 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



PARALLEL OFFICE FOR LEASE

TURNKEY

NEWLY CONSTRUCTED

1902 FOX DRIVE
SUITE 34

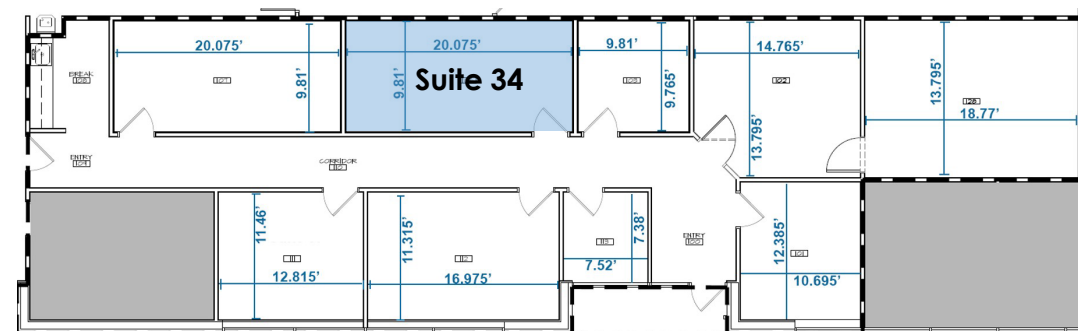


SUITE 34 – OVERVIEW

Located within the **Parallel coworking** space, Suite 34 at 1902 Fox Drive in the Champaign Corporate Center offers a **brand-new turnkey private office** with modern finishes and **space for teams of 4-6 individuals**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

Parallel Tenants benefit from access to shared conference rooms, multiple kitchen and break areas with coffee service, and comfortable common seating, creating a collaborative yet private work experience. The building is within walking distance to Harvest Market grocery, restaurants, retail, and the Boulware Trail, while also providing convenient access to the University of Illinois, Memorial Stadium, and nearby conference centers.

BUILDING SIZE	17,915 RSF
SUITE SIZE	257 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$800 / Month



SUITE FEATURES

- 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

PARALLEL OFFICE FOR LEASE

TURNKEY

NATURAL LIGHT

1902 FOX DRIVE
SUITE 35

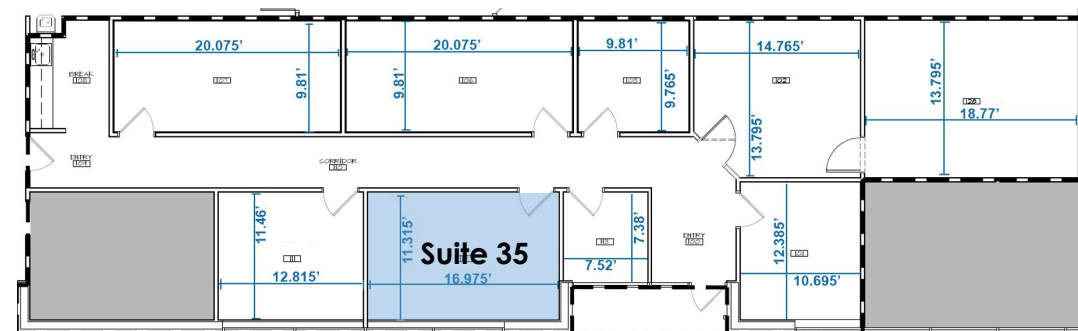


SUITE 35 – OVERVIEW

Located within the **Parallel coworking** space, Suite 35 at 1902 Fox Drive in the Champaign Corporate Center offers a **brand-new turnkey private office** with **abundant natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

Parallel Tenants benefit from access to shared conference rooms, multiple kitchen and break areas with coffee service, and comfortable common seating, creating a collaborative yet private work experience. The building is within walking distance to Harvest Market grocery, restaurants, retail, and the Boulware Trail, while also providing convenient access to the University of Illinois, Memorial Stadium, and nearby conference centers.

BUILDING SIZE	17,915 RSF
SUITE SIZE	241 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$900 / 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

PARALLEL OFFICE FOR LEASE

TURNKEY

NEWLY CONSTRUCTED

1902 FOX DRIVE
SUITE 36



SUITE 36 – OVERVIEW

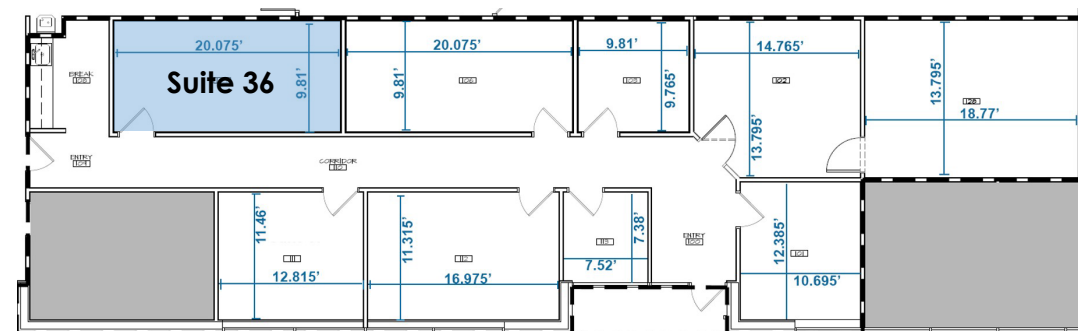
Located within the **Parallel coworking** space, Suite 36 at 1902 Fox Drive in the Champaign Corporate Center offers a **brand-new turnkey private office** with modern finishes. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

Parallel Tenants benefit from access to shared conference rooms, multiple kitchen and break areas with coffee service, and comfortable common seating, creating a collaborative yet private work experience. The building is within walking distance to Harvest Market grocery, restaurants, retail, and the Boulware Trail, while also providing convenient access to the University of Illinois, Memorial Stadium, and nearby conference centers.

BUILDING SIZE	17,915 RSF
SUITE SIZE	257 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$800 / Month

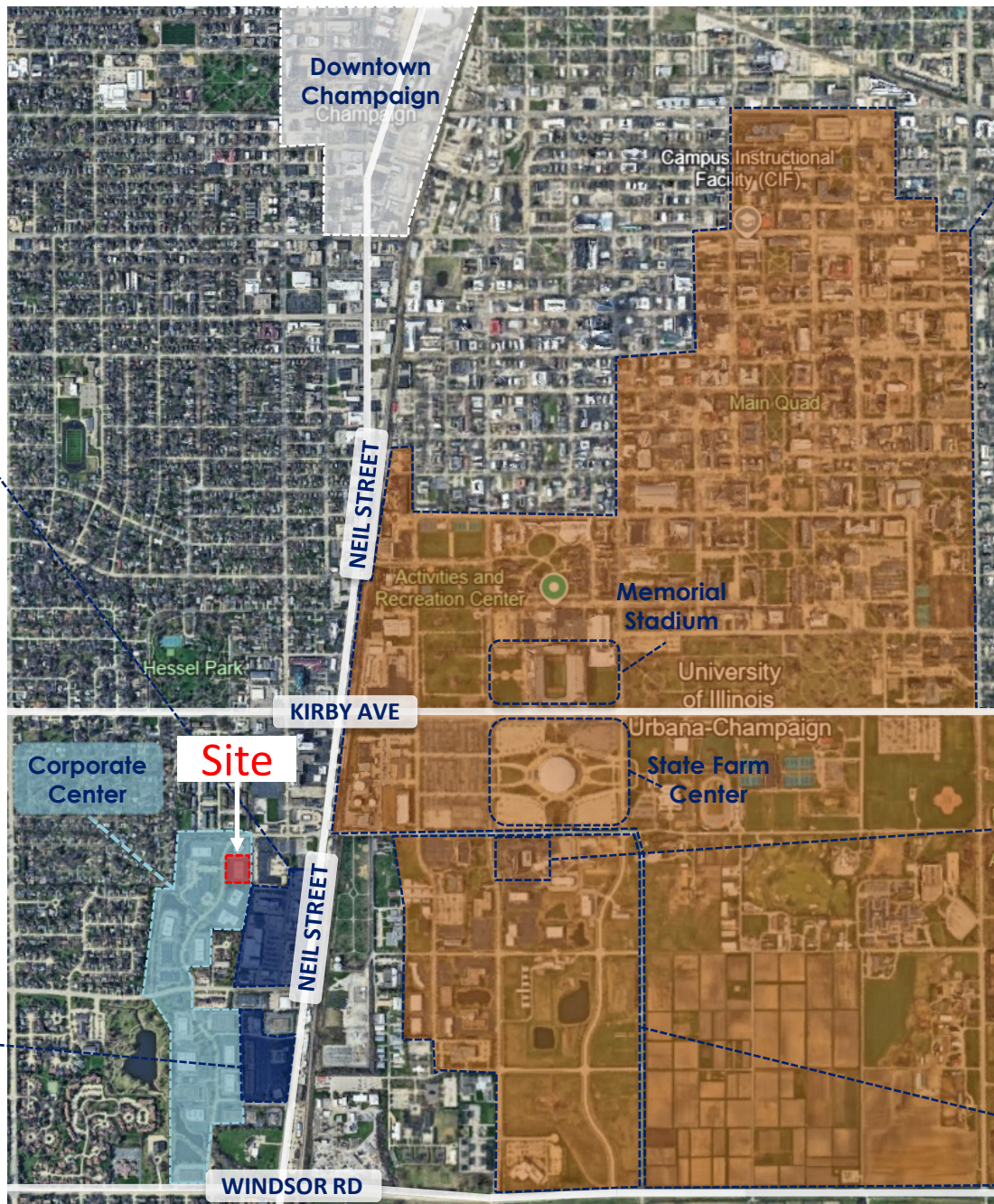
SUITE FEATURES

- 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
- Contemporary finishes in a professional, well-maintained environment
- Ample on-site parking



PARALLEL OFFICE FOR LEASE

NEARBY AMENITIES



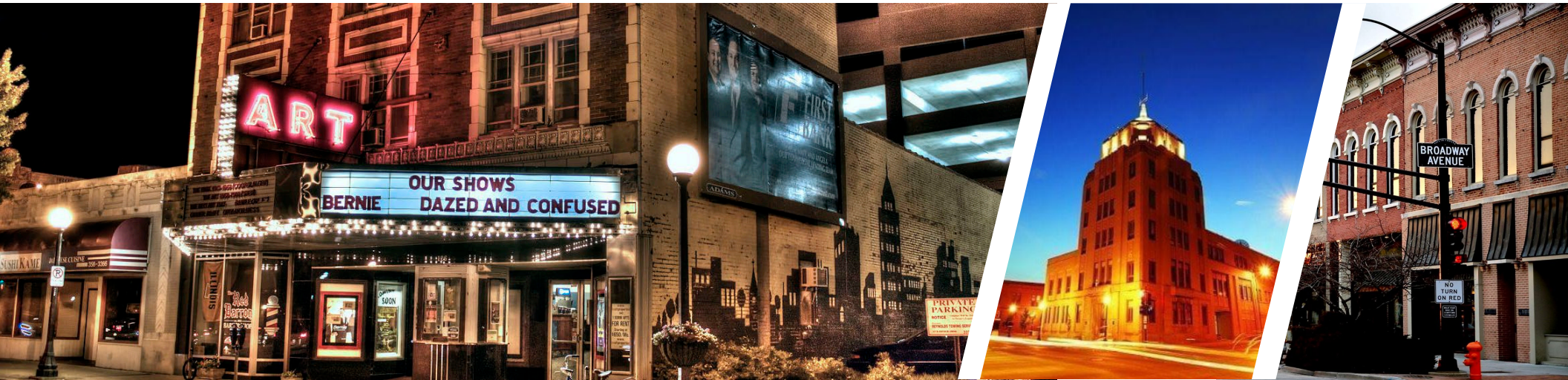
**University of Illinois
Urbana-
Champaign**

- 55,000+ Students
- 11,000+ faculty
- 21 Big Ten Division I Sports
- 150+ majors
- 175+ research programs & centers

HOTEL
ILLINOIS
CONFERENCE CENTER

H
HOULIHAN'S
RESTAURANT + BAR

University of Illinois
Research
Park



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



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

