



FOR LEASE

TURNKEY OFFICE SPACE

CORPORATE CENTER

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REALTY

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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 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

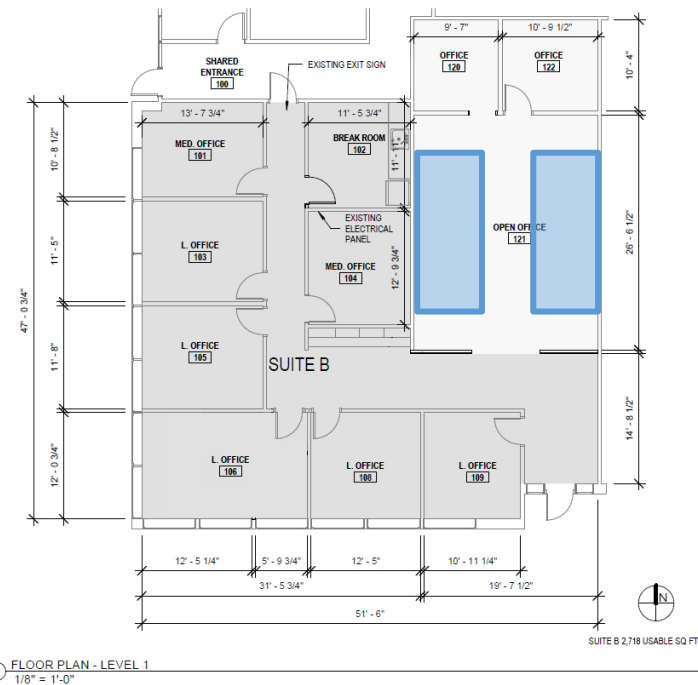
Individual desks are available for lease within the Parallel coworking space at 1902 Fox Drive. This is an ideal solution for entrepreneurs, remote professionals, and small business users who value both professionalism and an economical location without the overhead of a private office.

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

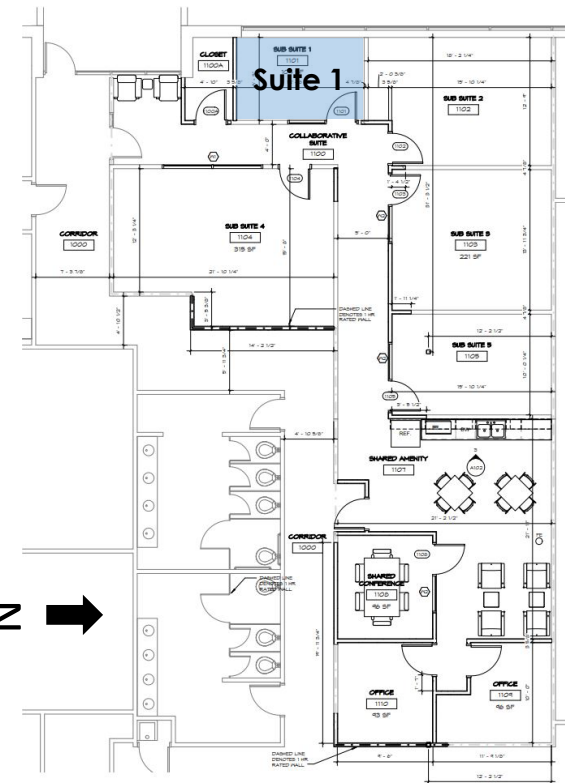
Located within the **Parallel coworking** space, Suite 1 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey**, 104 SF **private office**. Furnished with a desk, chair, and mobile file cabinet, the space provides an immediate solution for **small office users** seeking a professional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



CORPORATE CENTER FOR LEASE

1902 FOX DRIVE
SUITE 22

TURNKEY

NATURAL LIGHT



SUITE 22 – OVERVIEW

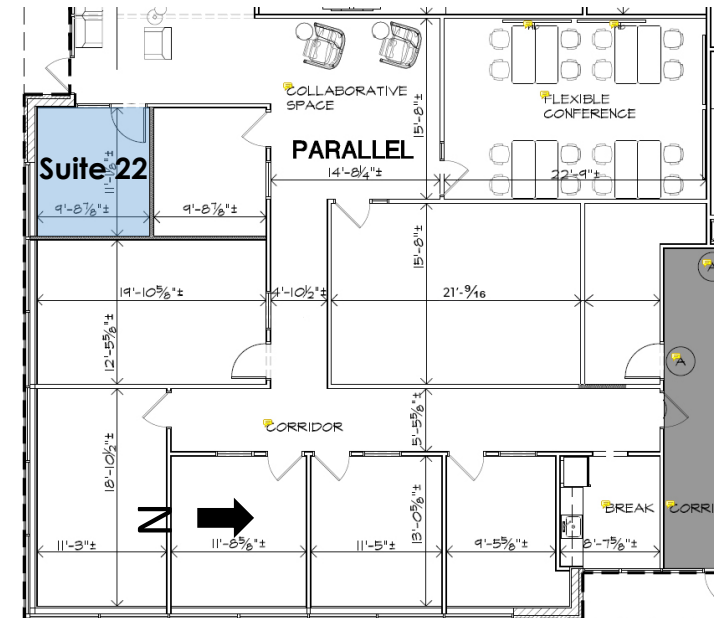
Located within the **Parallel coworking** space, Suite 22 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey private office with abundant natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

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

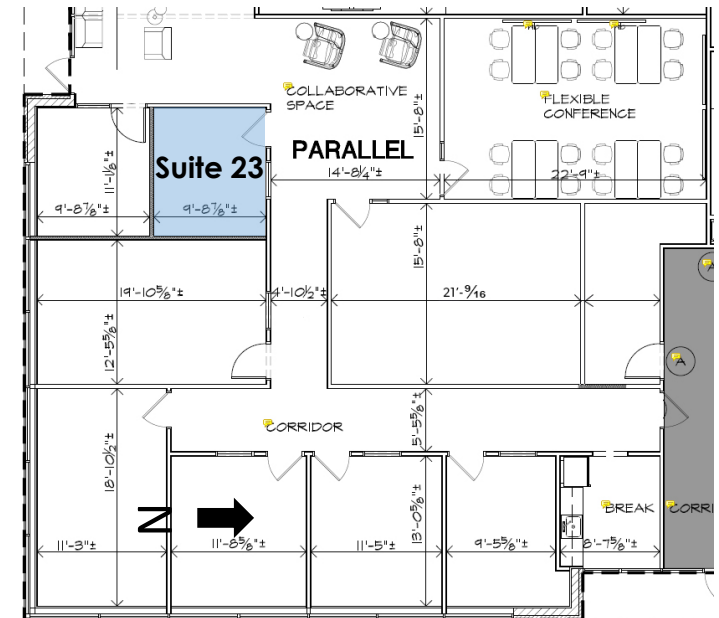
Located within the **Parallel coworking** space, Suite 23 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey private office** with **natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

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

SEATS TEAMS OF 4-8

1902 FOX DRIVE
SUITE 24



SUITE 24 – OVERVIEW

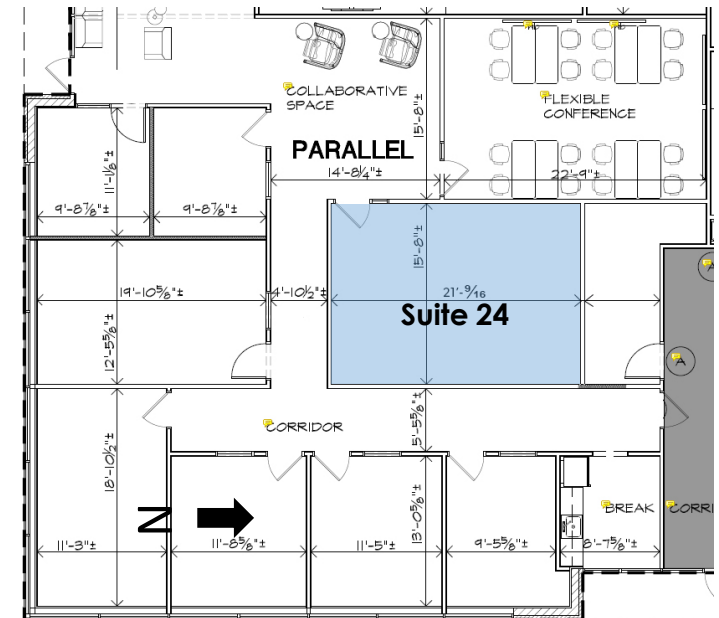
Located within the **Parallel coworking** space, Suite 24 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey private office with space for teams of 4-8 individuals**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible 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 office 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	325 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$1,000 / 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



PARALLEL OFFICE FOR LEASE

TURNKEY

NEWLY CONSTRUCTED

1902 FOX DRIVE
SUITE 34

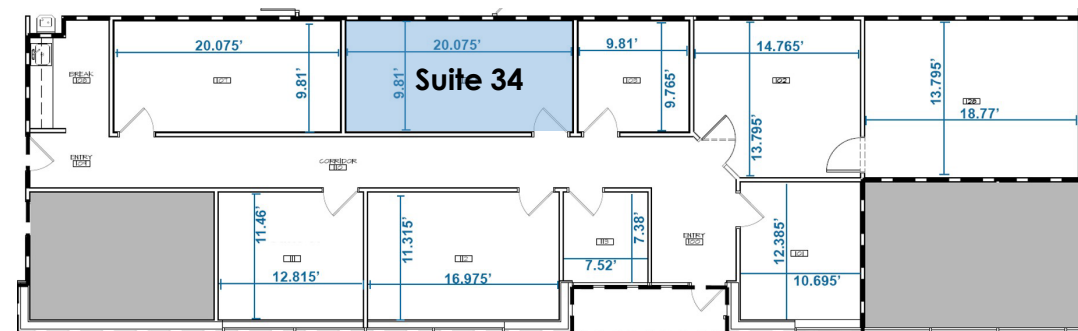


SUITE 34 – OVERVIEW

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

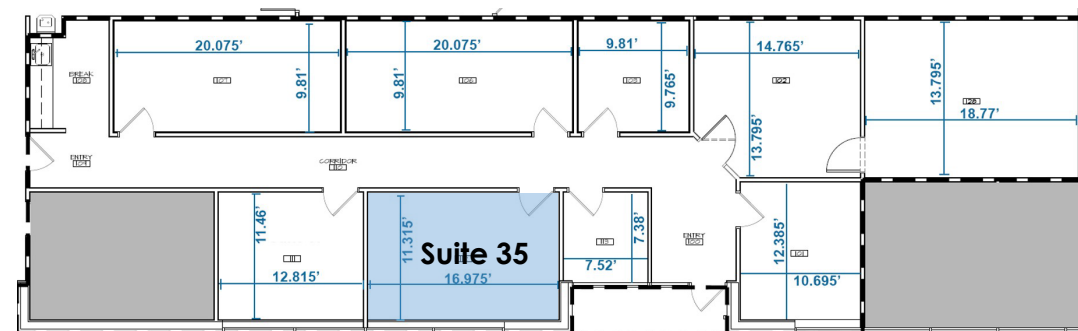
Located within the **Parallel coworking** space, Suite 35 at 1902 Fox Drive in the Champaign Corporate Center offers a **brand-new turnkey private office** with **abundant natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible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

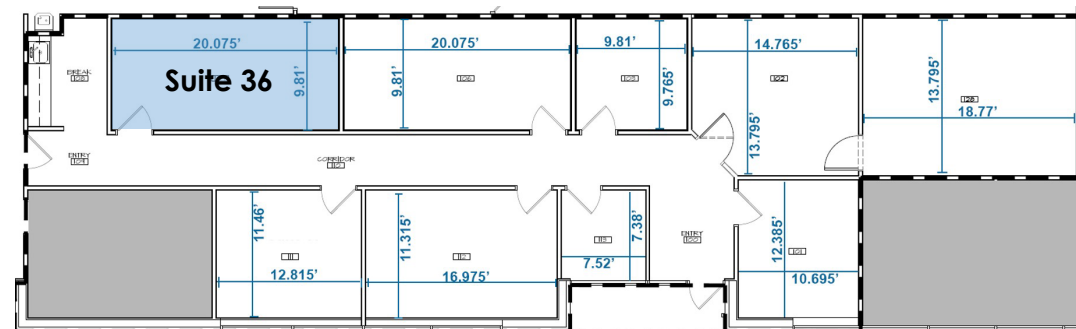
Located within the **Parallel coworking** space, Suite 36 at 1902 Fox Drive in the Champaign Corporate Center offers a **brand-new turnkey private office** with modern finishes. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

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



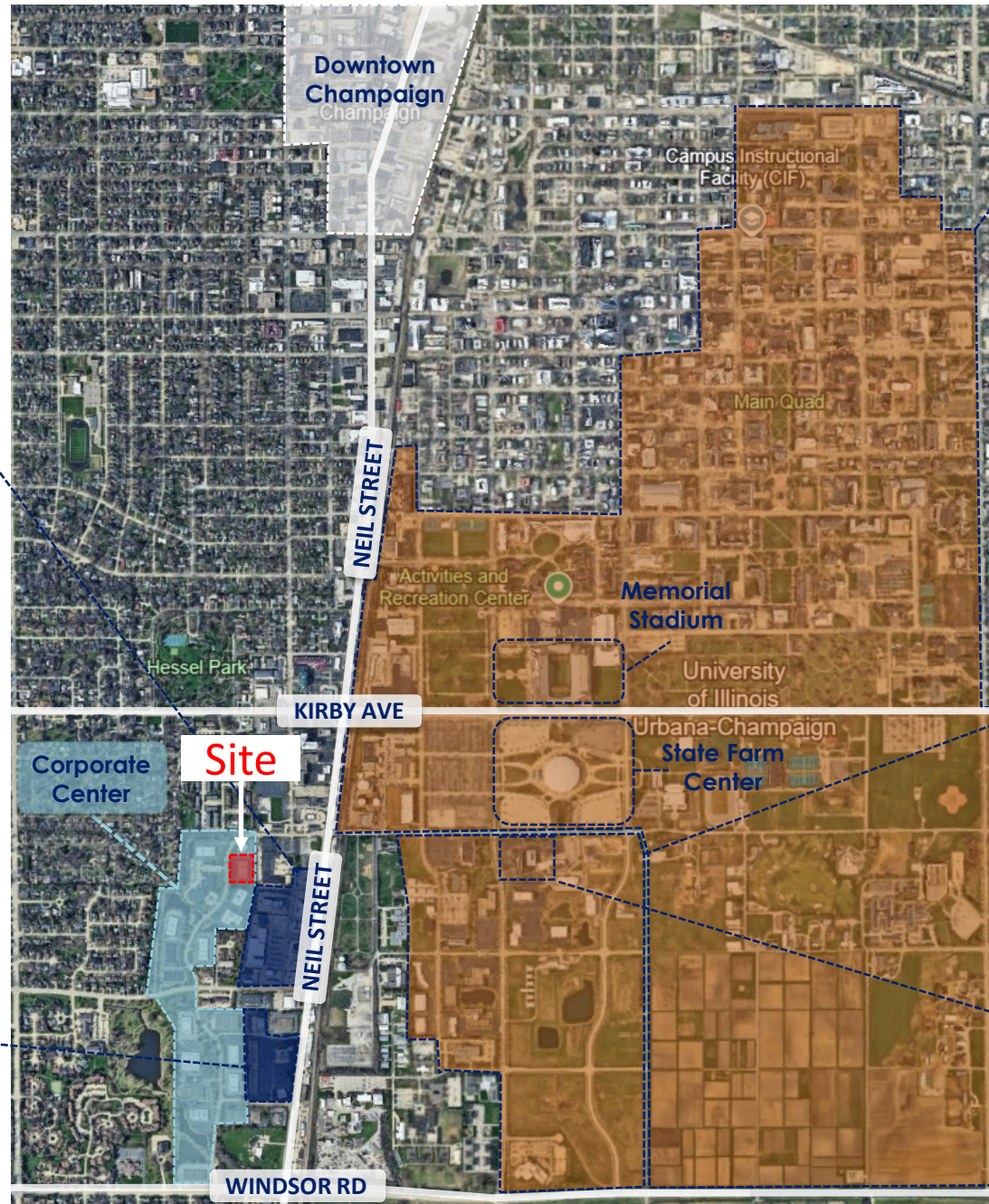
PARALLEL OFFICE FOR LEASE

NEARBY AMENITIES

NEARBY AMENITIES CARRIAGE CENTER



NEARBY AMENITIES SHOPPES OF KNOLLWOOD



University of Illinois Urbana- Champaign

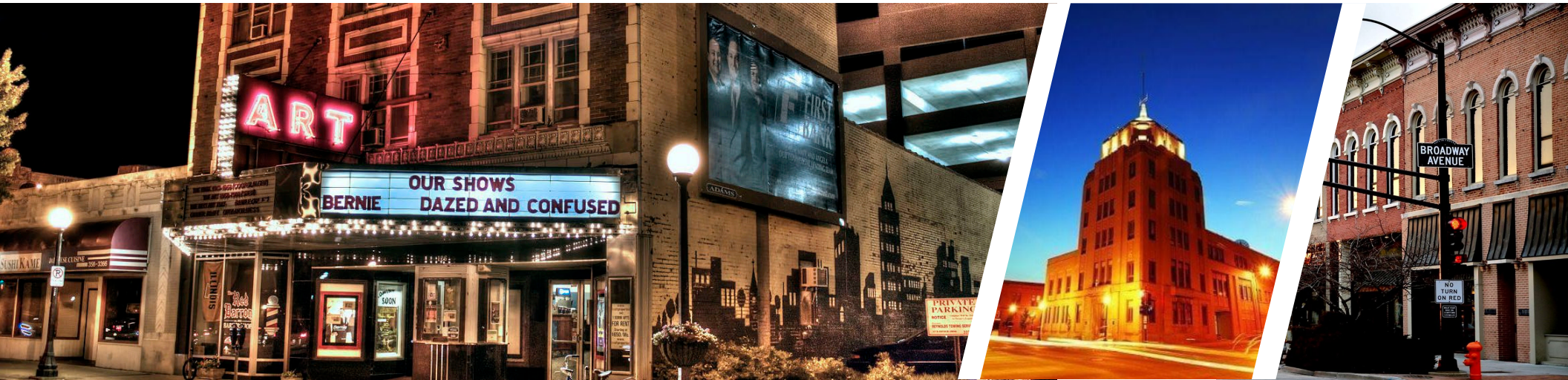
- 55,000+ Students
- 11,000+ Faculty
- 21 Big Ten Division I Sports
- 150+ Majors
- 175+ Research Programs & Centers

University of Illinois Research Park

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

HOTEL





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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