



FOR LEASE

TURNKEY OFFICE SPACE

CORPORATE CENTER

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**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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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.

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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

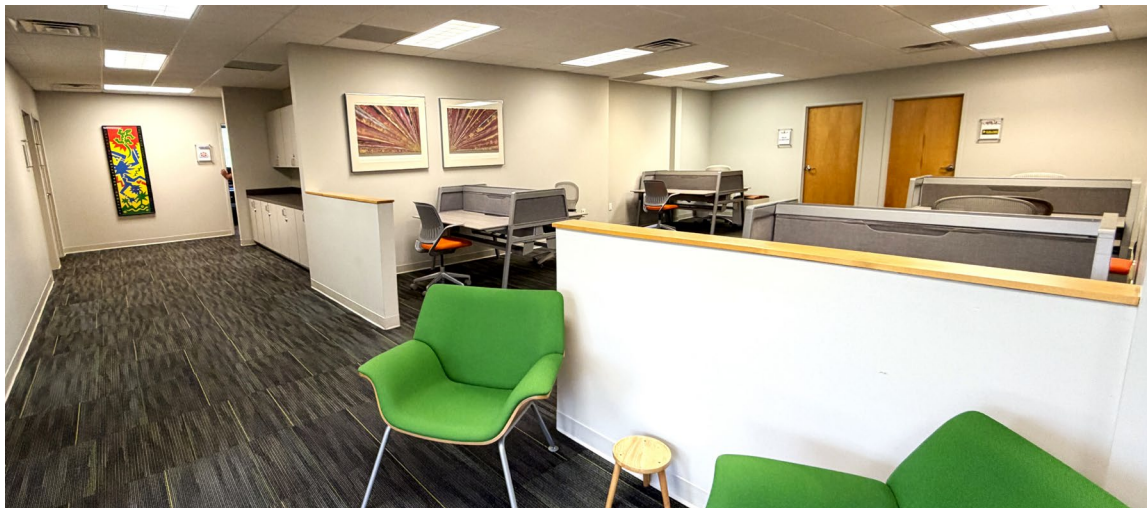
- 1 Gbps high-speed fiber wireless internet
- A/V equipped conference rooms
- Common area kitchens and breakrooms
- Open areas with comfort seating
- Outdoor seating area and bike storage
- Reception seating
- Interior and exterior signage opportunities

PARALLEL OFFICE FOR LEASE

TURNKEY

NATURAL LIGHT

1902 FOX DRIVE OPEN AREA DESKS



OPEN AREA DESKS – OVERVIEW

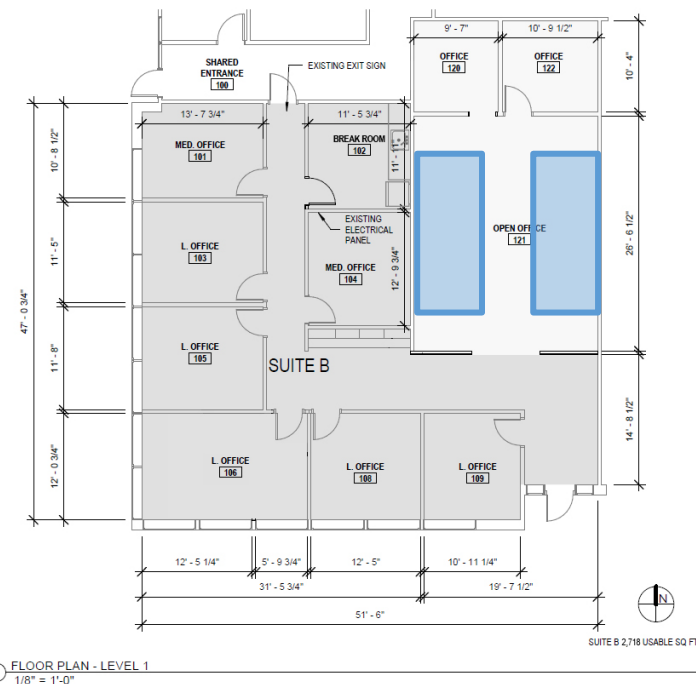
Individual desks are available for lease within the Parallel coworking space at 1902 Fox Drive. This is an ideal solution for entrepreneurs, remote professionals, and small business users who value both professionalism and an economical location without the overhead of a private office.

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

AVAILABLE DECEMBER 1ST

1902 FOX DRIVE
SUITE 6



SUITE 6 – OVERVIEW

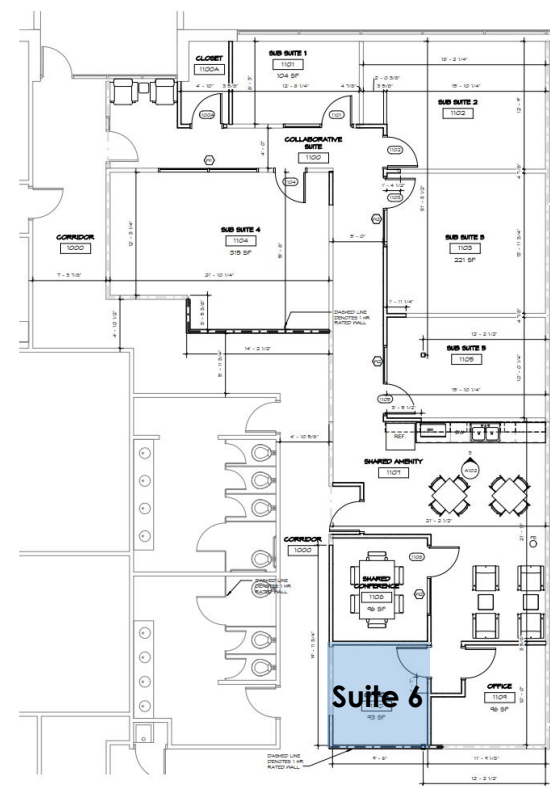
Suite 6 at 1902 Fox Drive offers a **turnkey private office** within the Parallel coworking space in the Champaign Corporate Center. This suite provides a move-in ready solution for individuals seeking a professional setting.

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 **Boulware 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	93 USF
LEASE TYPE	Gross (includes utilities & Wi-Fi)
RENTAL RATE	\$350 / Month

SUITE FEATURES

- Private interior office
- 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 9



SUITE 9 – OVERVIEW

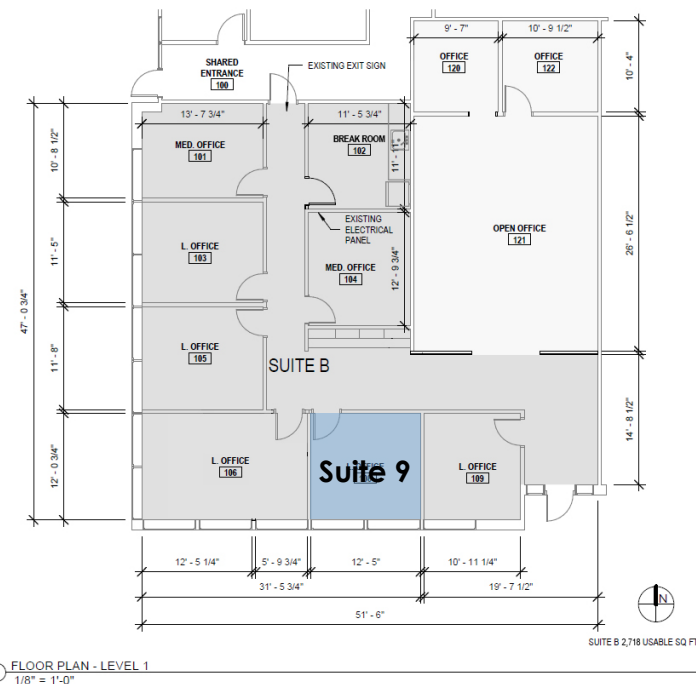
Suite 9 at 1902 Fox Drive offers a **turnkey private office** within the Parallel coworking space in the Champaign Corporate Center. Featuring abundant natural light and a professional setting, this suite provides a move-in ready solution for individuals or small teams.

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



CORPORATE CENTER FOR LEASE

TURNKEY

NATURAL LIGHT

1902 FOX DRIVE
SUITE 22



SUITE 22 – OVERVIEW

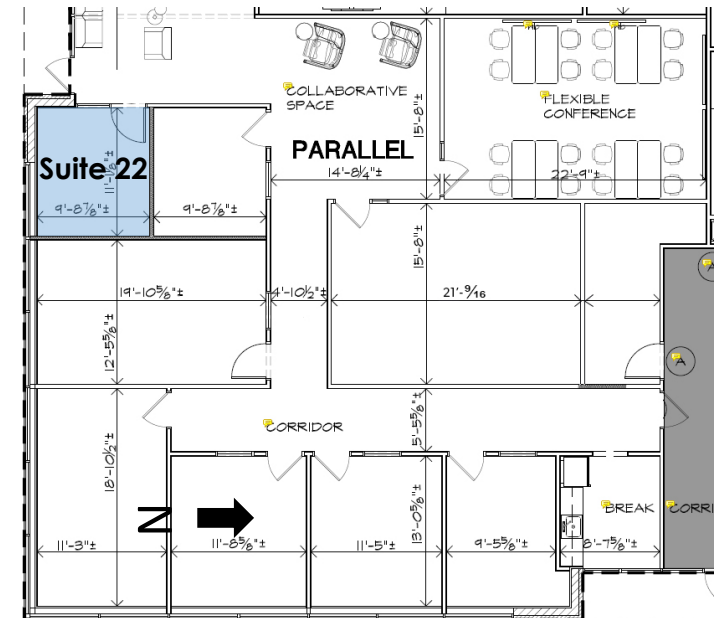
Located within the **Parallel coworking** space, Suite 22 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey private office with abundant natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

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

TURNKEY

NATURAL LIGHT

1902 FOX DRIVE
SUITE 23



SUITE 23 – OVERVIEW

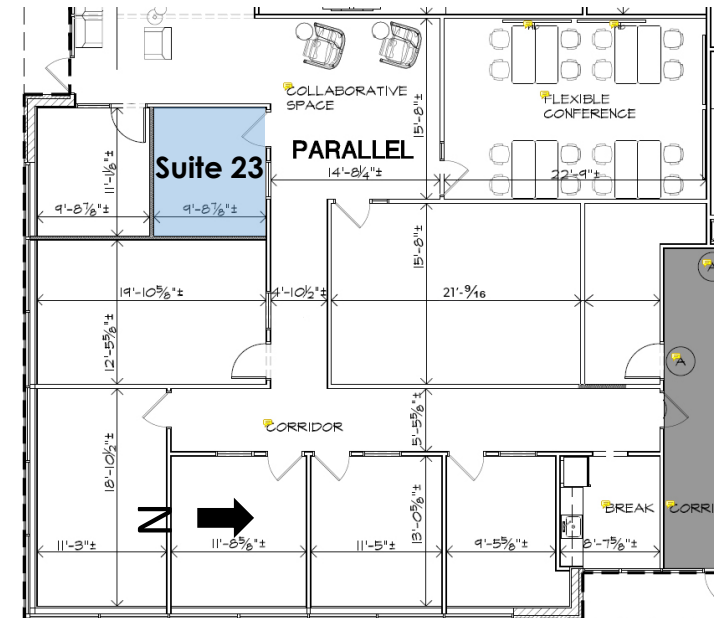
Located within the **Parallel coworking** space, Suite 23 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey private office** with **natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

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

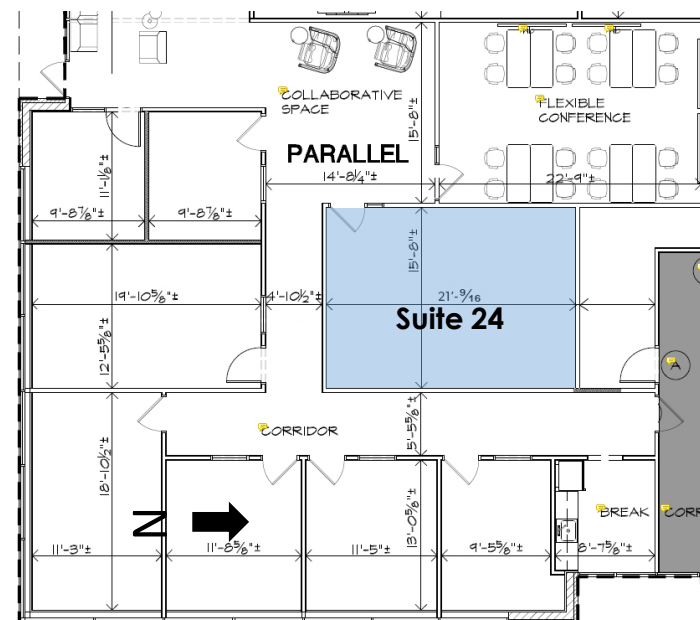
Located within the **Parallel coworking** space, Suite 24 at 1902 Fox Drive in the Champaign Corporate Center offers a **turnkey private office with space for teams of 4-8 individuals**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible 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

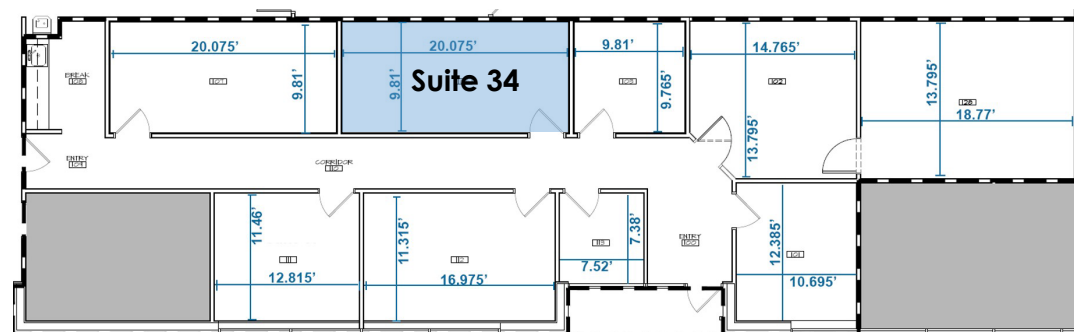


SUITE 34 – OVERVIEW

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

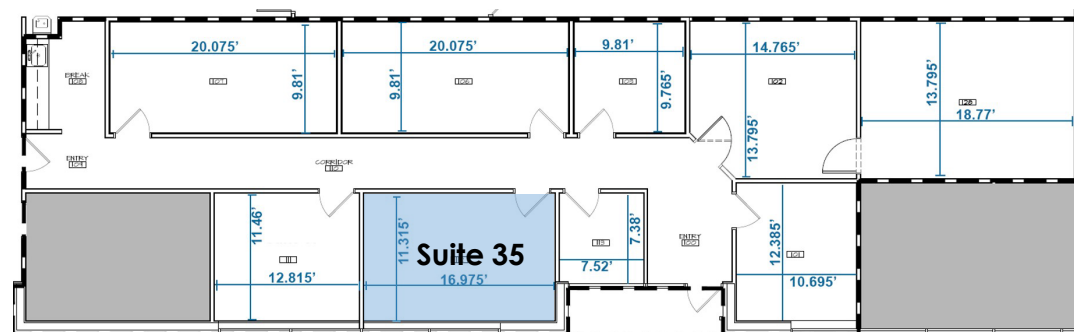
Located within the **Parallel coworking** space, Suite 35 at 1902 Fox Drive in the Champaign Corporate Center offers a **brand-new turnkey private office** with **abundant natural light**. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible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

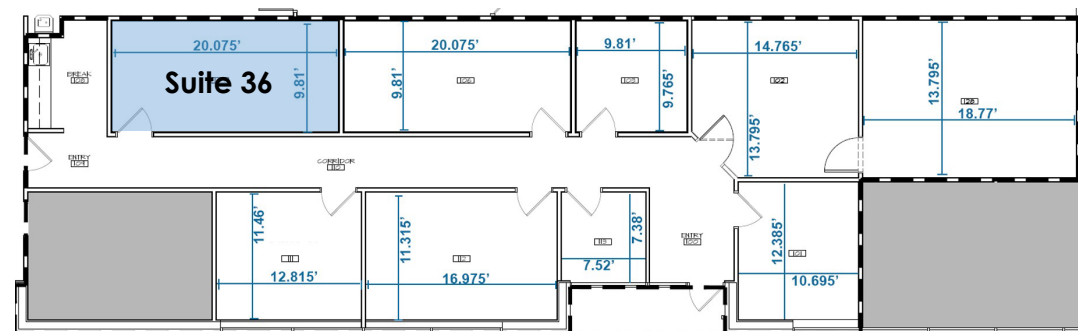
Located within the **Parallel coworking** space, Suite 36 at 1902 Fox Drive in the Champaign Corporate Center offers a **brand-new turnkey private office** with modern finishes. The space provides an immediate solution for **small office users** seeking a professional setting with **flexible lease terms**.

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



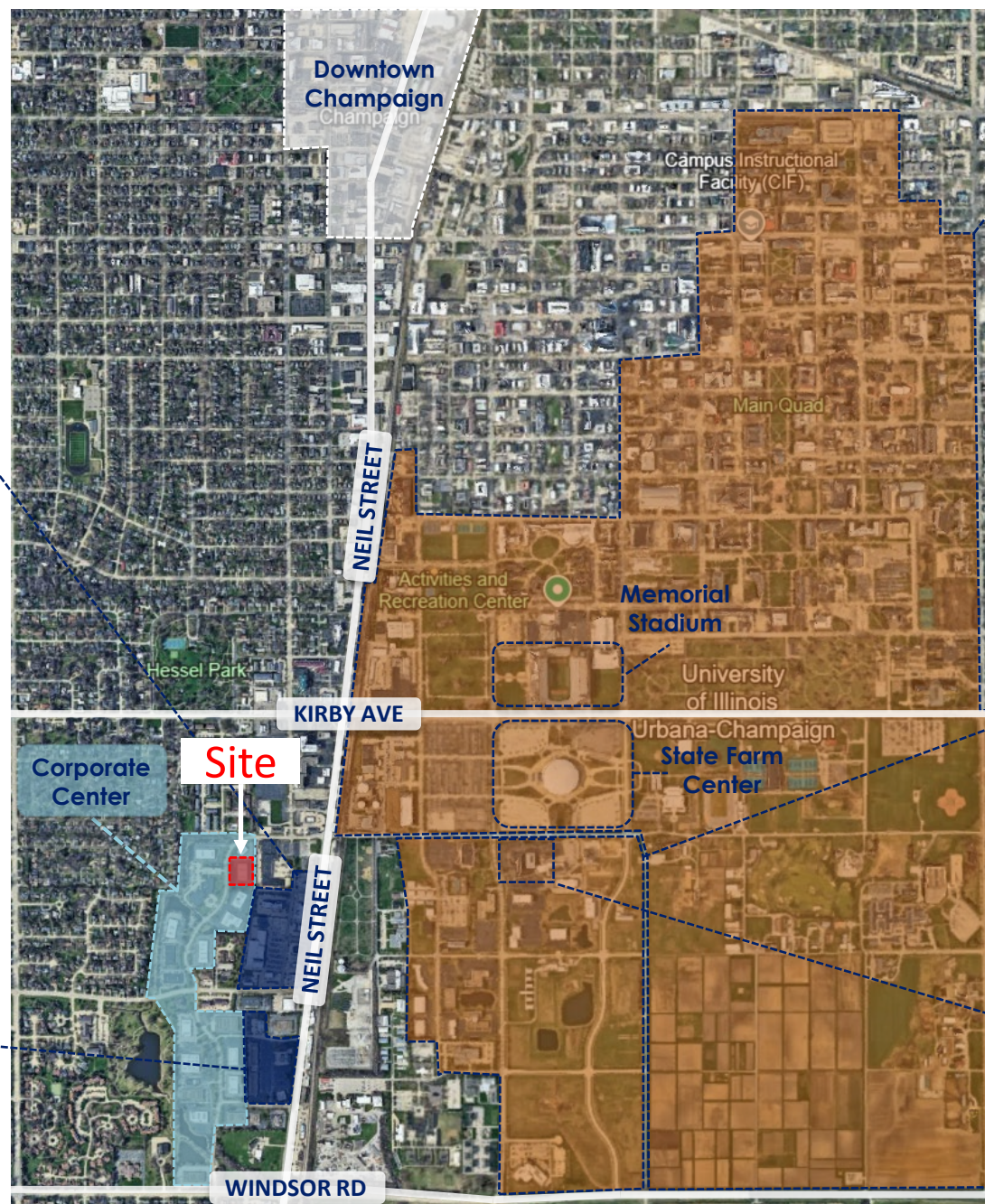
PARALLEL OFFICE FOR LEASE

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

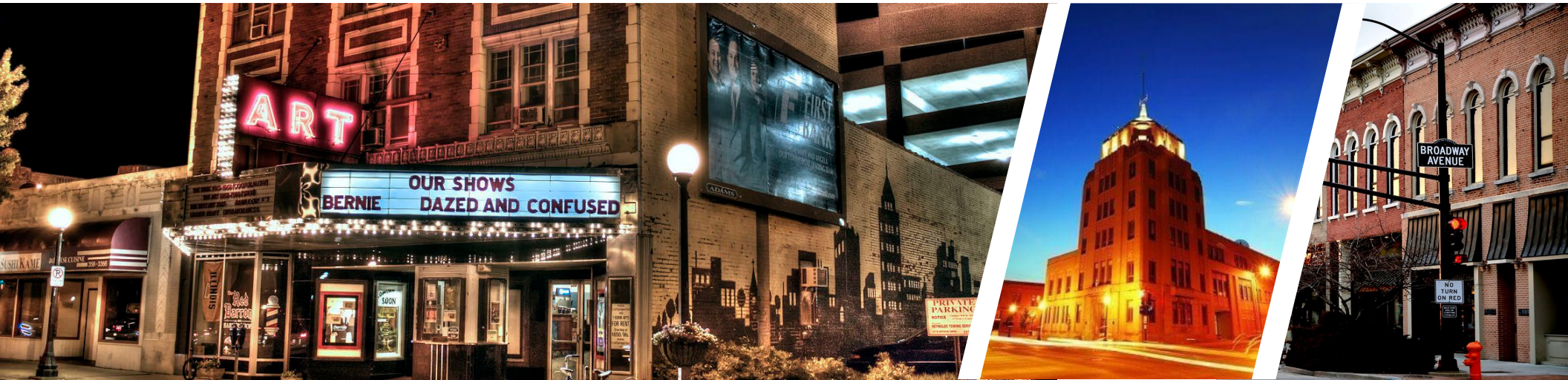
University of Illinois Research Park

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

HOTEL

ILLINOIS
CONFERENCE CENTER

H
HOULIHAN'S
RESTAURANT + BAR



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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