

INFORMATION TECHNOLOGY CENTER
2021 SOUTH FIRST STREET

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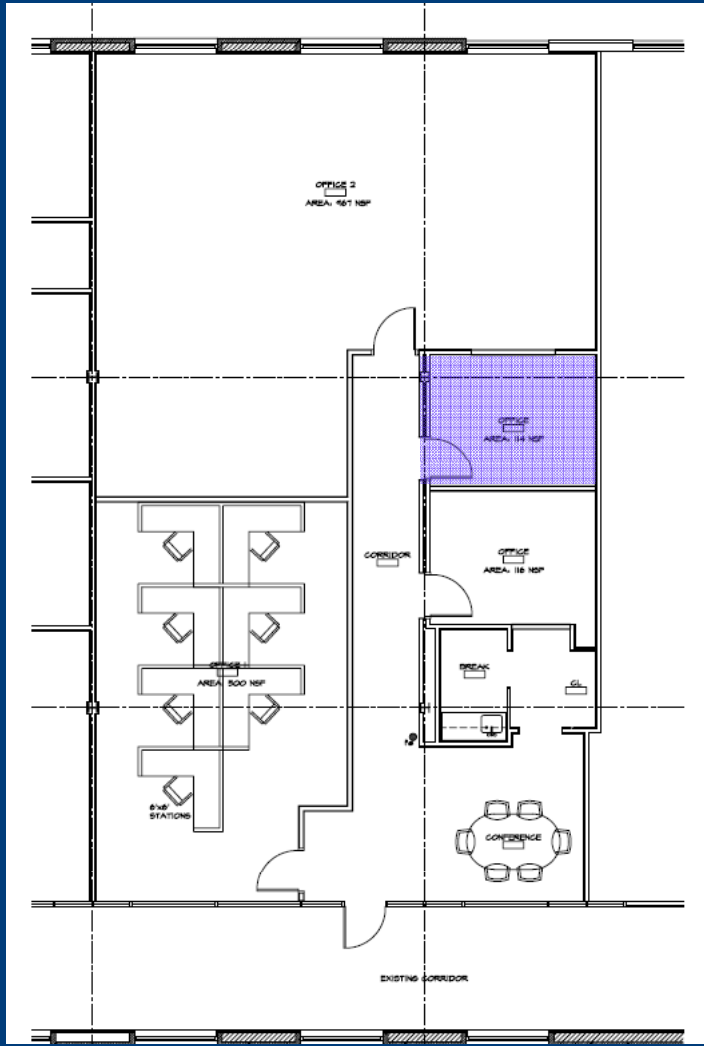
Building Features:

- Combination two-story and single story building
- Modern solid brick construction with metal accents
- Custom interior designed two story lobby with lounge area
- Shared Conference Room with plasma screen projector
- Elevators for second floor access
- Wi-Fi access throughout the building
- Starbucks coffee service for tenants
- Shared restrooms in common areas
- Pond front location with walking paths and park landscaping

Research Park

UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN

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116 SF walled private office

Shared kitchenette area, server closet, and meeting area. Tenants also have access to large shared conference room on the second floor.



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| NNN Lease Terms | Lease Pricing |
|--|---|
| Lease Area | 165 SF <i>(116 SF Office Suite, 17 SF Suite Commons, 32 SF Building Commons)</i> |
| NNN Lease Term | 1 year |
| Base NNN Lease Rate | \$16.00/SF |
| Estimated Common Area NNN Pass Trough | \$3.50/SF |
| Total Annual Cost | \$3,217.50 |
| Estimated Total Monthly Rent | \$268.13 |

Janitorial service in suite, telecom service, and utilities are additional