The State Farm Building is located at 2001 South First Street in the University’s Research Park, less than one mile from the University of Illinois campus. The State Farm Building was constructed in 2004 and consists of 64,600 square feet of Class A office and research and development space. The building offers top quality office and laboratory space with upscale interior and exterior finishes. Its pond front location offers great views from the south side of the building. Data and telecom services are provided by University of Illinois CITES. A PassPoint card access security system provides controlled access to the building.

**Featured Tenants:**
- State Farm Research Center
- Strata Decision Technology
- Riverglass
- Waterborne Environmental
- Singleton Law Firm, P.C.
- China Executive Leadership Program
- CASI, Inc.
- PowerWorld
- UIUC Cline Center for Democracy
- Cobalt Digital
- Illinois Ventures
- Bonadies Creative Services
- NanoSi Advanced Technology
- Compass Systems
- LEAM Group
## Proposed Lease Terms

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Lease Area</td>
<td>4,384 SF (3,550 SF Office Suite, 834 SF Common Area)</td>
</tr>
<tr>
<td>Lease Term</td>
<td>5 Years</td>
</tr>
<tr>
<td>Base NNN Rent ($0.25/SF Annual Increase)</td>
<td>$16.00 SF</td>
</tr>
<tr>
<td>Base Annual Rent</td>
<td>$70,144.00</td>
</tr>
<tr>
<td>Pass Through Estimate ($5.00/SF)</td>
<td>$21,920.00</td>
</tr>
<tr>
<td>Common Area Maintenance, Taxes</td>
<td></td>
</tr>
<tr>
<td>Estimated Annual Cost</td>
<td>$92,064.00</td>
</tr>
<tr>
<td>Estimated Monthly Cost</td>
<td>$7,672.00</td>
</tr>
</tbody>
</table>

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

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corporate discovery. academic excellence. partners in innovation
STATE FARM BUILDING
FIRST FLOOR PROPOSED SPACE
### Proposed Lease Terms

<table>
<thead>
<tr>
<th>Proposed Lease Terms</th>
<th>Proposed Lease Pricing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Lease Area</td>
<td>1,515 SF&lt;br&gt;(1,211 SF Office Suite, 304 SF Common Area)</td>
</tr>
<tr>
<td>Lease Term</td>
<td>5 Years</td>
</tr>
<tr>
<td>Base NNN Rent ($0.25/SF Annual Increase)</td>
<td>$16.00 SF</td>
</tr>
<tr>
<td>Base Annual Rent</td>
<td>$24,240.00</td>
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<tr>
<td>Pass Through Estimate ($5.00/SF) Common Area Maintenance, Taxes</td>
<td>$7,575.00</td>
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<tr>
<td>Estimated Annual Cost</td>
<td>$31,815.00</td>
</tr>
<tr>
<td>Estimated Monthly Cost</td>
<td>$2,651.25</td>
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</tbody>
</table>

*Janitorial service in suite, telecom service, and utilities are additional*
Fox/Atkins Development LLC and The University of Illinois began development of the Research Park in 2000 and since then have worked together to market the properties, attract companies, and build new facilities. The Research Park provides an environment where technology-based businesses can work with research faculty and students to take advantage of opportunities for collaborative research with easy access to University labs, equipment, and services. Companies in the Research Park have Allied Agency status with the University of Illinois to provide access to University resources. The Research Park is a vibrant community of entrepreneurs and innovators.

Located minutes from central campus, the Research Park is now home to over 70 tenants that employ 1,300 people in high-technology careers. At any given time, more than 300 student interns with leading-edge technical skills are working in these companies, gaining valuable work experience while making real contributions to internal corporate research and product development programs.

At each stage of building, the projects have been speculative and Fox/Atkins has assumed risk in continuing to build to help stimulate growth in the Research Park. Aggressive construction plans will continue growth in the Research Park allowing more companies to leverage the fertile and underutilized workforce and research resources of the University of Illinois community.

The University of Illinois began the Research Park to attract high technology companies to the area, encourage collaborative research, speed commercialization of the University's intellectual assets, and to foster economic growth.
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 agreements 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 rather than the University.
THE RESEARCH PARK DEVELOPMENT PLAN

corporate discovery, academic excellence, partners in innovation
Research Park & Champaign-Urbana Aerials

- Downtown Champaign
- Central Campus
- Memorial Stadium
- Assembly Hall
- Research Park
- CMI Airport

**Research Park Amenities**

**Regular programming of events for tenants** i.e. Research Park intern cookout and awards, recruiting fairs, entrepreneurial events, guest speakers, networking and receptions, picnics, health and wellness programming, inter-company sports leagues, art shows, etc…

**Tenant Forums** for Research Park company managers for seminars and peer to peer learning activities.

- Federal Stimulus Funding
- Recruiting Employees
- Intellectual Property
- SBIR/STTR Grant Funding
- Federal and State Procurement
- Continuing Education
- Safety and Emergency Planning
- Data Mining

**Onsite daycare facility**: The Research Park daycare center, Chesterbrook Academy opened on August 14, 2007. Childcare is available for infants through 6 year old children (discounts for RP employees). Part time enrollment is available and after school and summer programs.

**New Hotel/Restaurant/Conference Center** is on the corner of St. Mary’s Road and First Street, directly south of the University of Illinois Assembly Hall in the Research Park. The new complex includes an upscale boutique five story 126 room hotel, built to AAA Four Diamond Rating quality standards, a 220 seat full-service restaurant, and a 38,000 square feet conference center.

**Amphitheatre Area**: outdoor venue at the Research Park in partnership with the University of Illinois Krannert Center for Performing Arts. Over 1,000 people in attendance at each of the summer performances.

**Shared conference rooms** available with flat screen wall mounted monitors for tenant use. Video Conferencing equipment for tenants.

**Co-Location Server Space**: new EnterpriseWorks data center space with redundant power, cooling, and security. Companies can lease space by the server or by the rack

**Motorist Assist Services**: The Motorist Assist Services provided by University Facilities & Services Department for towing service, locked-out service, flat tire service

**Walking and bike trails**

**Allsteel and Herman Miller furniture discounts** available to all Research Park tenants

Research Park **Shredding Service** available to tenants at a discounted low monthly rate.
University of Illinois Allied Status

- Access to UIUC research facilities and equipment under a “Facilities Use Agreement” (FUA) with discounted indirect cost recovery (ICR) rates.
- Technical testing agreements at reduced indirect cost recovery rates
- Career employment and placement office services
- Central stores access for procurement of lab supplies at University rates
- Recreational, exercise facility membership for employees at state-of-the-art UI Campus Recreation facilities
- UIUC telecommunications and services
- Departmental service staffing options for IT, networking, and software development work (shared staffing with UI)
- i-Card with net ID number for access to campus wireless network in University buildings
- Internship Program for hiring students
- Bus transportation between campus and Research Park (on the campus bus loop)
- UIUC Employee discounts on tickets to events
- UI Credit Union membership availability