



OFFICE  
SPACE  
AVAILABLE

AFFORDABLE  
LEASES

# ONE ENTERPRISE PLACE

1840 Innovation Drive, Carbondale, Illinois 62903

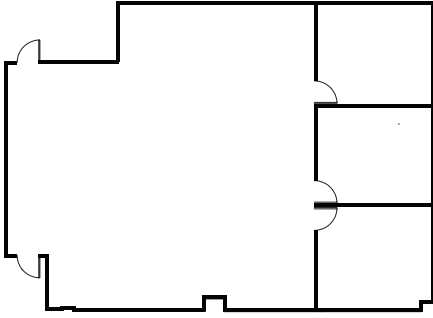
Modern commercial office space available at affordable rates, conveniently located near the Southern Illinois University campus in the SIU Research Park. See other side for details.

To make an appointment to see an office or for more information, contact:

Kyle Harfst, Executive Director, SIU Research Park  
harfst@siu.edu | 618/453-3427 | 618/453-5040 fax

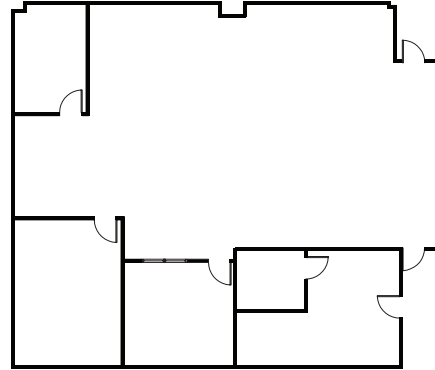
## SUITE 105

2636 square feet



## SUITE 108

2813 square feet



### BENEFITS

- Enterprise Zone
- All commercial utilities: natural gas; three-phase electrical; high-speed Internet; city water and sewer
- Proximity to economic development and business planning services
- Access to SIU and research centers
- Use of Dunn-Richmond Center conference facilities
- Access to copy and fax services within the Research Park

### LOCATION

- Just south of the SIU Arena and Saluki Stadium
- Primary entrance at the northeast corner of Route 51 South and Pleasant Hill Road
- New entrance off Route 51 directly across from the SIU Arena
- Research Park-maintained parking lot

### PERMITTED USES

- Labs and offices for research, testing, and consulting
- Prototype production and assembly
- Conference center
- Divisional and/or corporate headquarters
- Distribution and warehousing
- Professional services to support above activities

### CRITERIA FOR LEASING

- Covenants dictate activities with link to SIU Carbondale preferred
- Formal application to the Research Park for consideration
- Credit reference