Customize Your Own Space  HBA Development Project  Public/Private Partnership

Opening December 1, 2012

One Innovation Place

Location/Parking
- Just south of SIU Carbondale Saluki Stadium and Arena
- Primary entrance at the southeast corner of Route 51 South and Pleasant Hill Road
- New entrance off Route 51 directly across from the Arena
- SIU Parking sticker required for all employees; free guest parking
- University-maintained parking lot

Dimensions
- Building 200’ x 75’
- 15,000 square-foot facility
- 16-foot ceilings
- Overhead doors possible
- Weight limit on roads
- Concrete floors built to support average loads
- Forklift-ready for an extra fee

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
- Covenants dictate activities with link to SIU Carbondale preferred

Benefits of Location
- Enterprise Zone
- All commercial utilities
  - Natural gas
  - 3-phase electrical
  - High-speed Internet
  - City water and sewer

Leasing Requirements
- Minimum : 1,000 square feet
- Maximum : 4,000 square feet
- Minimum annual lease: $15 per square foot
- $25 per square foot build-out allowance
- Minimum lease term: two years
- Formal Application
- Credit Reference

Other Amenities
- Proximity to economic development and business planning services
- Access to SIU and research centers
- Use of Dunn-Richmond conference facilities
- Access to copy and fax services within the Research Park

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