

Professional Office Space for Lease

1 Sunset Hills Professional Centre, Edwardsville, Illinois
62025
Madison County

Collin Fischer - CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com



Basic Details

Listing No:	629
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	11,800 Sqft.
Total Sqft Available:	7,750 Sqft.
Lease Rate:	\$16-\$20/SF
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	6.50

Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	1
Street:	Sunset Hills Professional Centre

Square Foot Information

Building Total Sqft:	11,800 Sqft.
Direct Lease:	7,750 Sqft.
Office:	7,750 Sqft.
Min Divisible Sqft:	1,650 Sqft.
Max Contiguous Sqft:	4,000 Sqft.

Property Information

Parcel No:	14-2-15-28-01-104-001
Zoning:	B-2
Zoning By:	City of Edwardsville
Complex:	Sunset Hills Professional Centre
Prior Use:	Office
Parking:	37
Parking Surface Type:	Concrete

Property Tax:	\$28,321
Tax Year:	2023
Traffic Count:	17,200

Structural Data

Year Built:	1997
Class:	B
Clearance Max:	10 ft
Exterior:	Brick
Floors:	2

Land Measurements

Acres:	1 Acre(s)
Frontage:	234 ft
Depth:	232 ft

Transportation

Interstate:	I-270; Exit 9
-------------	---------------