

Whispering Heights - Office/Retail Suites

1010 Enclave Blvd, Edwardsville, Illinois 62025
Madison County

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Property Description

Whispering Heights - Office/Retail Suites Starting at 1,500 SF

Whispering Heights is a premier mixed-use development located in a high growth area. The complex fronts IL Route 157 with over 12,000 CPD. There are 153 Luxury Apartment with over 1,000 residential tenants currently residing in the complex.

Whispering Heights is located directly between Downtown Edwardsville & Southern Illinois University Edwardsville (SIUE).

There are currently (5) Class A Office/Retail Suites available for Lease ranging from 1,500 to 4,000 contiguous SF.

Suite C: 4,000 SF

Suite D: 1,425 SF

Suite E: 1,680 SF

Suite F: 2,720 SF

Suite G: 3,900 SF*

***comes with cover patio**

Lease Rates: \$25 per SF, NNN

Basic Details

Listing No:

2476

Square Foot Information

Building Total Sqft:

17,730 Sqft.

Sale Or Lease:	For Lease
Property Type(s):	Retail, Retail - Store Front Retail
Building Size (Sqft):	17,730 Sqft.
Lot Size (Acres):	4.23 Acre(s)
Total Sqft Available:	13,725 Sqft.
Lease Rate:	\$25.00 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	6.40

Direct Lease:	13,725 Sqft.
Office:	13,725 Sqft.
Retail:	13,725 Sqft.
Min Divisible Sqft:	1,500 Sqft.
Max Contiguous Sqft:	4,000 Sqft.

Property Information

Parcel No:	14-2-15-10-04-401-002
Zoning:	B2
Zoning By:	City of Edwardsville
Complex:	Whispering Heights
Parking:	5.8/1,000
Parking Surface Type:	Asphalt
Traffic Count:	12,400

Structural Data

Year Built:	2018
Class:	A
Clearance Min:	9 ft
Clearance Max:	9 ft
Exterior:	Brick
Floors:	6