

## 3,300 SF Medical Office Suite for Lease

1181 South State Route 157, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

Listing No:	2634
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	14,344 Sqft.
Lot Size (Acres):	1.43 Acre(s)
Total Sqft Available:	3,313 Sqft.
Lease Rate:	\$18.00/SF, NNN
Lease Type:	NNN
Net Charges:	\$4.50

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	1181
Street:	South State Route 157

### Square Foot Information

Building Total Sqft:	14,344 Sqft.
Direct Lease:	3,313 Sqft.
Office:	3,313 Sqft.
Min Divisible Sqft:	3,313 Sqft.
Max Contiguous Sqft:	3,313 Sqft.

### Property Information

Parcel No:	14-1-15-22-00-000-004
Zoning:	B-2
Zoning By:	Edwardsville
Prior Use:	Medical
Parking:	71
Parking Surface Type:	Asphalt
Property Tax:	\$54,835
Tax Year:	2021

Traffic Count:

20,000

## Structural Data

Year Built:	2005
Class:	B
Floors:	2

## Land Measurements

Acres:	1.43 Acre(s)
Frontage:	120 ft
Depth:	400 ft

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