

## Downtown Edwardsville Office Space For Lease

115 N Buchanan Street, Edwardsville, Illinois 62025  
Madison County

**Collin Fischer - CCIM**

Phone: 618-420-2376

Email: collinf@barbermurphy.com



### Basic Details

Listing No:	2908
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	12,000 Sqft.
Total Sqft Available:	4,000 Sqft.
Lease Rate:	\$24.00 Per Sqft
Lease Type:	Full Service

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	115
Street:	N Buchanan
Street Suffix:	Street

### Square Foot Information

Building Total Sqft:	12,000 Sqft.
Total Sqft Available:	4,000 Sqft.
Direct Lease:	4,000 Sqft.
Office:	12,000 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	4,000 Sqft.

### Facility Information

Elevators:	Yes
Sprinklers:	Wet Pipe System
Men's Restroom:	Yes
Women's Restroom:	Yes

### Property Information

Parcel No:	14-2-15-11-11-203-013
------------	-----------------------

### Structural Data

Year Built:	2002
-------------	------

Zoning:	B-1
Zoning By:	Madison
Prior Use:	Office
TIF:	Yes
Parking:	37
Parking Surface Type:	Asphalt
Property Tax:	\$35,119
Traffic Count:	16,350

Rehab Year:	2002
Class:	A
Roof:	Flat
Sprinklers:	Yes

## Land Measurements

Frontage:	136 ft
Depth:	170 ft