

## 3,290 SF Office Space Available for Lease

4 Sunset Hills Professional Ctr, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

Listing No:	3023
Sale Or Lease:	For Lease
Property Type(s):	Office
Building Size (Sqft):	3,290 Sqft.
Total Sqft Available:	3,290 Sqft.
Lease Rate:	\$24.00 Per Sqft
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	4
Street:	Sunset Hills Professional
Street Suffix:	Ctr

### Square Foot Information

Building Total Sqft:	3,290 Sqft.
Total Sqft Available:	3,290 Sqft.
Direct Lease:	3,290 Sqft.
Office:	3,290 Sqft.
Min Divisible Sqft:	3,290 Sqft.
Max Contiguous Sqft:	3,290 Sqft.

### Property Information

Parcel No:	14-2-15-28-01-104-004
Zoning:	B-2
Complex:	Sunset Hills Professional Centre
Parking:	20
Parking Surface Type:	Concrete
Property Tax:	\$15,076.08
Tax Year:	2023
Traffic Count:	15,600

## Structural Data

Year Built:	1994
Class:	B
Exterior:	Brick

## Land Measurements

Acres:	0.37 Acre(s)
Frontage:	100 ft
Depth:	80 ft