

## Class B Office Space for Lease in Bronze Pointe

2 Bronze Pointe, Swansea, Illinois 62226  
St. Clair County

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### Property Description

#### Class B Office Space

2,300 SF Office Space for Lease. This Professional Office Building offers a great location at the Bronze Pointe Office Park on IL Route 159 near Frank Scott Parkway. Agent has Ownership Interest.

**Lease with 3-5 year term: \$15.50 per SF, Gross**

**\*This Building is also for Sale - Reduced Sale Price: \$395,000**

#### Basic Details

|                       |                                 |
|-----------------------|---------------------------------|
| Listing No:           | 1130                            |
| Sale Or Lease:        | For Lease                       |
| Property Type(s):     | Office, Office - General Office |
| Building Size (Sqft): | 3,486 Sqft.                     |
| Total Sqft Available: | 2,300 Sqft.                     |
| Lease Rate:           | \$15.50 Per Sqft                |
| Lease Type:           | Gross                           |
| Lease Term:           | 3-5 Years                       |

#### Square Foot Information

|                       |             |
|-----------------------|-------------|
| Building Total Sqft:  | 3,486 Sqft. |
| Total Sqft Available: | 2,300 Sqft. |
| Direct Lease:         | 2,300 Sqft. |
| Office:               | 2,300 Sqft. |
| Min Divisible Sqft:   | 2,300 Sqft. |
| Max Contiguous Sqft:  | 2,300 Sqft. |

## Property Information

|                       |                           |
|-----------------------|---------------------------|
| Parcel No:            | 08-04.0-206-039           |
| Zoning:               | PB-Planned Business       |
| Zoning By:            | Swansea                   |
| Complex:              | Bronze Pointe Office Park |
| Parking:              | 20                        |
| Parking Surface Type: | Asphalt                   |
| Property Tax:         | \$9,029                   |
| Tax Year:             | 2019                      |
| Traffic Count:        | 19,300                    |

## Structural Data

|                |              |
|----------------|--------------|
| Year Built:    | 1998         |
| Class:         | B            |
| Clearance Min: | 9 ft         |
| Clearance Max: | 9 ft         |
| Exterior:      | Brick Stucco |
| Floors:        | 1            |