

Shiloh Parkway Plaza - Office/Retail Space for Lease

1207 Frank Scott Pkwy, Shiloh, Illinois 62269
St. Clair County

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Property Description

Shiloh Parkway Plaza

1,400 - 2,900 Contiguous SF for Lease in Shiloh Parkway Plaza. The Center is located on Frank Scott Parkway East (Thouvenot Lane) in Shiloh. This is a high growth area and located near the new St. Elizabeth and Memorial Hospitals with easy access to I-64. Join Edmiston Chiropractic, LabCorp, Anytime Fitness, Edward Jones, Community Title and Allstate.

Suite 100: 1,500 SF - Remodeled in 2020. 850 SF Open Lobby and 3 Private Offices.

Suite 200: 1,400 SF - 3 Private Offices, Kitchenette, Built-In Cubicles and Restroom.

Suite 600: 1,500 SF - White Box Space. Currently has a Waiting Room and a Kitchenette.

Reduced Lease Rate: \$16.75 Per SF, NNN

Basic Details

Listing No:	1122
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - Medical, Retail
Building Size (Sqft):	16,500 Sqft.

Square Foot Information

Building Total Sqft:	16,500 Sqft.
Direct Lease:	4,400 Sqft.
Office:	4,400 Sqft.
Retail:	4,400 Sqft.
Min Divisible Sqft:	1,400 Sqft.

Total Sqft Available:	4,400 Sqft.
Lease Rate:	\$16.75 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	\$4.50

Max Contiguous Sqft:	2,900 Sqft.
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Property Information

Parcel No:	08-01.0-107-007 and 008
Zoning:	Commercial
Zoning By:	Shiloh
Complex:	Shiloh Parkway Plaza
Parking:	90 Shared Spaces
Parking Surface Type:	Asphalt
Property Tax:	\$36,802
Tax Year:	2019
Traffic Count:	17,800

Structural Data

Year Built:	2005
Class:	B
Clearance Min:	8 ft
Clearance Max:	9 ft
Exterior:	Brick
Floors:	1

Transportation

Interstate:	I-64
Airport:	MidAmerica St. Louis