

## Professional Office Space for Lease

1 Sunset Hills Professional Centre, Edwardsville, Illinois  
62025  
Madison County

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### Basic Details

Listing No:	629
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	11,800 Sqft.
Total Sqft Available:	4,000 Sqft.
Lease Rate:	\$16.00/SF, NNN
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	4.50

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	1
Street:	Sunset Hills Professional Centre

### Square Foot Information

Building Total Sqft:	11,800 Sqft.
Total Sqft Available:	5,650 Sqft.
Direct Lease:	5,650 Sqft.
Office:	5,650 Sqft.
Min Divisible Sqft:	1,650 Sqft.
Max Contiguous Sqft:	5,650 Sqft.

### Property Information

Parcel No:	14-2-15-28-01-104-001
Zoning:	B-2
Zoning By:	City of Edwardsville
Complex:	Sunset Hills Professional Centre
Prior Use:	Office
Parking:	37
Parking Surface Type:	Concrete

Property Tax:	\$25,504
Tax Year:	2021
Traffic Count:	17,200

## Structural Data

Year Built:	1997
Class:	B
Clearance Min:	10 ft
Clearance Max:	10 ft
Exterior:	Brick
Floors:	2

## Land Measurements

Acres:	1 Acre(s)
Frontage:	234 ft
Depth:	232 ft

## Transportation

Interstate:	I-270; Exit 9
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