

## 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 |
|-------------|---------------|