

## Whispering Heights - Office/Retail Suites

1010 Enclave Blvd, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

Listing No:	2476
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	17,730 Sqft.
Lot Size (Acres):	4.23 Acre(s)
Total Sqft Available:	4,145 Sqft.
Lease Rate:	\$25.00 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	6.40

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	1010
Street:	Enclave
Street Suffix:	Blvd

### Square Foot Information

Building Total Sqft:	17,730 Sqft.
Direct Lease:	4,145 Sqft.
Office:	4,145 Sqft.
Retail:	4,145 Sqft.
Min Divisible Sqft:	1,500 Sqft.
Max Contiguous Sqft:	5,000 Sqft.

### Property Information

Parcel No:	14-2-15-10-04-401-002
Zoning:	B2
Zoning By:	City of Edwardsville
Complex:	Whispering Heights
Parking:	5.8/1,000
Parking Surface Type:	Asphalt
Traffic Count:	12,400

## Structural Data

Year Built:	2018
Class:	A
Clearance Min:	9 ft
Clearance Max:	9 ft
Exterior:	Brick
Floors:	6