

## The Station on Main: Main Street office, retail & restaurant space

400 North Main Street, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

|                       |  |
|-----------------------|--|
| Listing No:           | 2796   |
| Sale Or Lease:        | For Lease  |
| Property Type(s):     | Office, Office - General<br>Office, Retail, Retail -<br>Shopping Center, Retail -<br>Store Front Retail,<br>Restaurant/Bar |
| Building Size (Sqft): | 78,079 Sqft.   |
| Total Sqft Available: | 29,056 Sqft.   |
| Lease Rate:           | \$30.00 Per Sqft   |
| Lease Type:           | NNN  |
| Net Charges:          | TBD  |

### Address

|                |                   |
|----------------|-------------------|
| Country:       | US                |
| State:         | IL                |
| County:        | Madison           |
| City:          | Edwardsville      |
| Zipcode:       | 62025             |
| Street Number: | 400               |
| Street:        | North Main Street |

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 78,079 Sqft. |
| Total Sqft Available: | 29,056 Sqft. |
| Direct Lease:         | 29,056 Sqft. |
| Office:               | 29,056 Sqft. |
| Retail:               | 29,056 Sqft. |
| Min Divisible Sqft:   | 909 Sqft.    |

### Property Information

|                |                       |
|----------------|-----------------------|
| Parcel No:     | 14-2-15-11-06-105-029 |
| Zoning:        | B2/Miked Use          |
| Complex:       | Station On Main       |
| Prior Use:     | Under Development     |
| TIF:           | Yes                   |
| Traffic Count: | 12,000                |

Max Contiguous Sqft:

7,319 Sqft.

## Structural Data

|           |              |
|-----------|--------------|
| Class:    | A            |
| Roof:     | Flat, Rubber |
| Exterior: | Mixed        |
| Floors:   | 4            |

## Land Measurements

|           |        |
|-----------|--------|
| Frontage: | 250 ft |
| Depth:    | 200 ft |

## Transportation

|             |                         |
|-------------|-------------------------|
| Interstate: | I-270 & I-255 (4 miles) |
| Airport:    | MidAmerica (26 Miles)   |