

## Business Center III: Professional Office For Lease

11 Executive Drive, Fairview Heights, Illinois 62208  
St. Clair County

### Collin Fischer - CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com

### Mike Durbin

Phone: 618-960-8675

Email: miked@barbermurphy.com



### Basic Details

|                       |                                 |
|-----------------------|---------------------------------|
| Listing No:           | 1843                            |
| Sale Or Lease:        | For Lease                       |
| Property Type(s):     | Office, Office - General Office |
| Building Size (Sqft): | 34,487 Sqft.                    |
| Total Sqft Available: | 3,450 Sqft.                     |
| Lease Rate:           | \$13.95 Per Sqft                |
| Lease Type:           | NNN                             |
| Net Charges:          | \$4.50                          |

### Address

|                |                  |
|----------------|------------------|
| Country:       | US               |
| State:         | IL               |
| County:        | St. Clair        |
| City:          | Fairview Heights |
| Zipcode:       | 62208            |
| Street Number: | 11               |
| Street:        | Executive        |
| Street Suffix: | Drive            |

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 34,487 Sqft. |
| Total Sqft Available: | 3,450 Sqft.  |
| Direct Lease:         | 3,450 Sqft.  |
| Office:               | 3,450 Sqft.  |
| Min Divisible Sqft:   | 3,448 Sqft.  |
| Max Contiguous Sqft:  | 3,450 Sqft.  |

### Facility Information

|                   |     |
|-------------------|-----|
| Men's Restroom:   | Yes |
| Women's Restroom: | Yes |

## Property Information

|                       |                 |
|-----------------------|-----------------|
| Parcel No:            | 03-22.0-301-019 |
| Zoning:               | C-1             |
| Zoning By:            | St. Clair       |
| Prior Use:            | Office          |
| Parking:              | 4.09/1000       |
| Parking Surface Type: | Asphalt         |
| Property Tax:         | \$60,302        |
| Tax Year:             | 2022            |
| Traffic Count:        | 78,800          |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 3.33 Acre(s) |
| Frontage: | 433 ft       |
| Depth:    | 357 ft       |

## Structural Data

|                |             |
|----------------|-------------|
| Year Built:    | 1990        |
| Rehab Year:    | 1995        |
| Class:         | C           |
| Clearance Min: | 7 ft        |
| Clearance Max: | 12 ft       |
| Roof:          | Membrane    |
| Exterior:      | Brick/Block |
| Floors:        | 1           |

## Transportation

|             |  |
|-------------|--|
| Interstate: | I-64   |
| Airport:    | 30 mins from Lambert St. Louis International Airpo |