

## Medical Office Space for Lease

4273 S State Route 159, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

|                       |                          |
|-----------------------|--------------------------|
| Listing No:           | 3027                     |
| Sale Or Lease:        | For Lease                |
| Property Type(s):     | Office, Office - Medical |
| Building Size (Sqft): | 8,000 Sqft.              |
| Lot Size (Acres):     | 0.72 Acre(s)             |
| Total Sqft Available: | 8,000 Sqft.              |
| Lease Rate:           | \$15-\$17/SF             |
| Lease Type:           | NNN                      |

### Address

|                |                   |
|----------------|-------------------|
| Country:       | US                |
| State:         | IL                |
| County:        | Madison           |
| City:          | Edwardsville      |
| Zipcode:       | 62025             |
| Street Number: | 4273              |
| Street:        | S State Route 159 |

### Square Foot Information

|                      |             |
|----------------------|-------------|
| Building Total Sqft: | 8,000 Sqft. |
| Min Divisible Sqft:  | 4,000 Sqft. |
| Max Contiguous Sqft: | 8,000 Sqft. |

### Property Information

|                |                       |
|----------------|-----------------------|
| Parcel No:     | 14-1-15-26-01-105-028 |
| Zoning:        | B-2                   |
| Parking:       | 35                    |
| Property Tax:  | \$38,121              |
| Tax Year:      | 2023                  |
| Traffic Count: | 24,000                |

### Structural Data

|             |      |
|-------------|------|
| Year Built: | 2012 |
|-------------|------|

### Transportation

|             |       |
|-------------|-------|
| Interstate: | I-270 |
|-------------|-------|

|             |      |
|-------------|------|
| Rehab Year: | 2018 |
| Class:      | B    |
| Floors:     | 2    |

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