

Wedge Innovation Center - Retail/Office & Restaurant Spaces

600-620 E Broadway, Alton, Illinois 62002
Madison County

Mike Durbin

Phone: 618-960-8675

Email: miked@barbermurphy.com

Carter Marteeny - CCIM

Phone: 618-304-3917

Email: carterm@barbermurphy.com



Basic Details

Listing No:	3185
Sale Or Lease:	For Lease
Property Type(s):	Office, Restaurant/Bar
Building Size (Sqft):	55,000 Sqft.
Total Sqft Available:	10,600 Sqft.
Lease Rate:	\$25.00 Per Sqft
Lease Type:	NNN
Net Charges:	4.50

Address

Country:	US
State:	IL
County:	Madison
City:	Alton
Zipcode:	62002
Street Number:	600-620
Street:	E Broadway
Building Name:	Wedge Innovation Center

Square Foot Information

Building Total Sqft:	55,000 Sqft.
Total Sqft Available:	10,600 Sqft.
Office:	1,500 Sqft.
Retail:	9,100 Sqft.
Min Divisible Sqft:	1,500 Sqft.
Max Contiguous Sqft:	7,128 Sqft.

Facility Information

Sprinklers:	Wet Pipe System
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Additional Facility Information:	3 Elevators

Property Information

Parcel No:	23-2-07-14-08-204-019; 23-2-07-14-08-204-018
Zoning:	C-4 Downtown Commercial
Complex:	The Wedge Innovation Center
TIF:	Yes
Enterprise Zone:	Yes
Parking:	Street Parking
Parking Surface Type:	Asphalt
Tax Year:	2024
Traffic Count:	4,350

Land Measurements

Acres:	0.38 Acre(s)
Frontage:	210 ft
Depth:	160 ft

Structural Data

Year Built:	1904
Rehab Year:	2025
Clearance Min:	9 ft
Clearance Max:	11 ft
Exterior:	Brick
Floors:	3