

## University Pointe II - Retail/Office Space

1041 Century Dr, Edwardsville, Illinois 62025  
Madison County

**Collin Fischer - CCIM**

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### Basic Details

Listing No:	2041
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Shopping Center
Building Size (Sqft):	54,644 Sqft.
Total Sqft Available:	11,763 Sqft.
Lease Rate:	\$24.00 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	\$6.88
Leasing Comments:	TI Allowance Negotiable

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	1041
Street:	Century
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	78,720 Sqft.
Direct Lease:	11,763 Sqft.
Office:	11,763 Sqft.
Retail:	11,763 Sqft.
Min Divisible Sqft:	1,440 Sqft.
Max Contiguous Sqft:	6,080 Sqft.

### Property Information

Parcel No:	14-1-15-22-00-000-002.00 5
Zoning:	B-2
Zoning By:	Edwardsville
Complex:	University Pointe II
Parking:	4;1000
Parking Surface Type:	Asphalt
Property Tax:	\$193,604

Tax Year:	2023
Traffic Count:	21,100

## Structural Data

Year Built:	2003
Class:	B
Exterior:	Brick/EIFS
Floors:	1

## Land Measurements

Acres:	13 Acre(s)
Frontage:	700 ft
Depth:	350 ft