

FOR LEASE

201 Hillsboro Ave.
Edwardsville, IL 62025



UP TO 8,000 SF AVAILABLE

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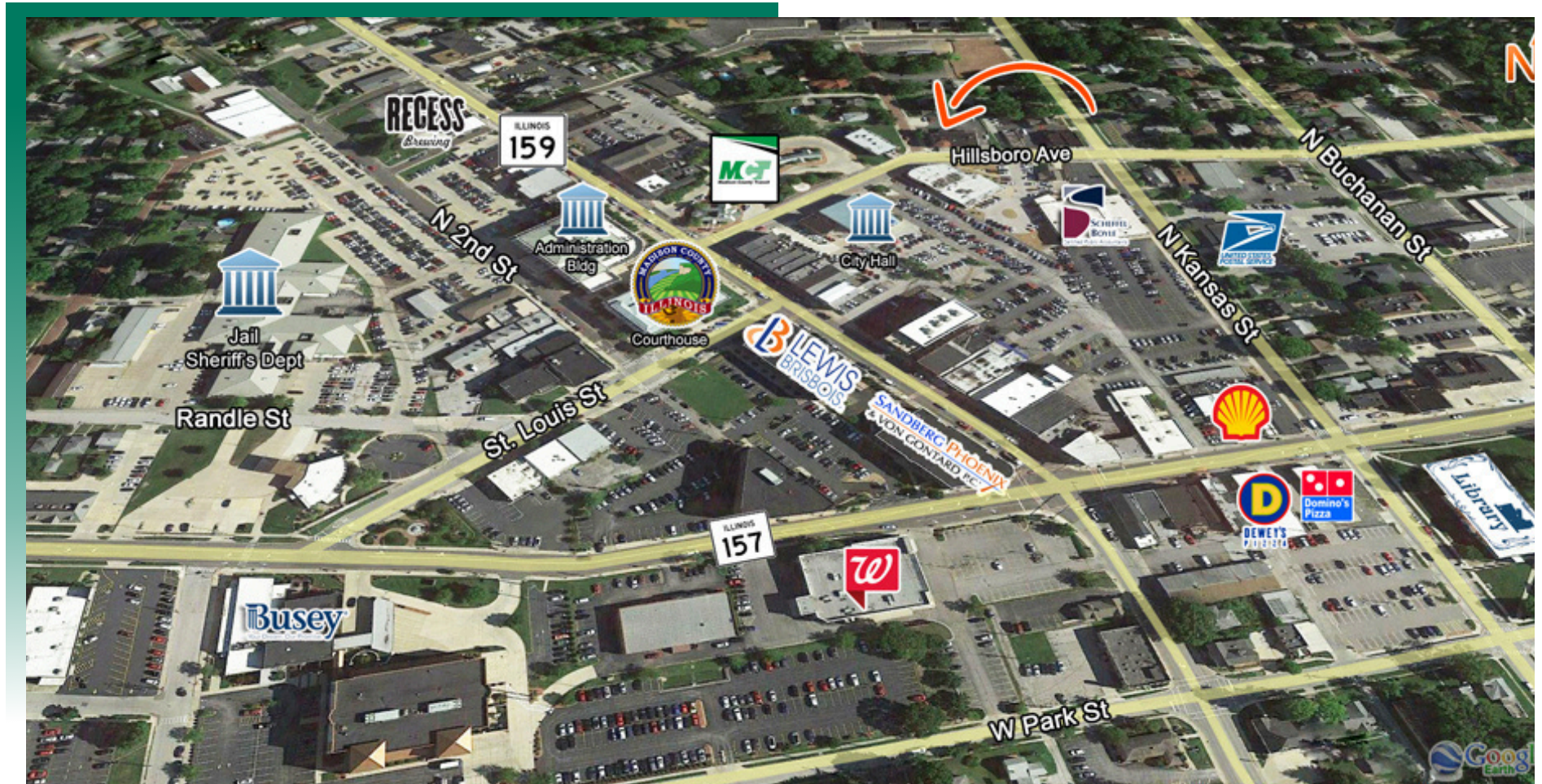
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

201 Hillsboro Ave., Edwardsville, IL



LOCATION OVERVIEW

Located one block from the Madison County Courthouse and within walking distance from area Retail and Restaurants and main transportation terminal.



BUILDING OVERVIEW

- Total Building Size: 12,000 SF
- Availability: 8,000 SF (divisible to 1,500 SF)
- Potential: Full-building occupancy for single-user corporate HQ
- Award: Federal Architectural Masterpiece recipient

FEATURES & AMENITIES

- Iconic 3-story rotunda lobby
- Combination of private offices, open collaborative space, and conference rooms
- Secure vaults located on each floor
- Utilities included
- 25 on-site parking spaces + additional public parking nearby

HIGHLIGHTS

- Premier historic building in the heart of downtown Edwardsville
- Flexible space configurations to meet tenant needs
- Ideal for creative, professional, or corporate users
- A true landmark property—offering a distinctive presence in the community

OFFICE/RETAIL PROPERTY SUMMARY

201 HILLSBORO AVENUE

LISTING # 432

LOCATION DETAILS:

Parcel # 12,137

County: IL - Madison

Zoning: B-1,Central Business - Edwards

PROPERTY OVERVIEW:

Building SF: 12,137

Vacant SF: 8,000

Usable Sqft: 8,000

Min Divisible SF: 1,500

Max Contig SF: 4,000

Office SF: 4,000

Lot Size: 0.42 Acres

Parking Spaces: 25 dedicated spaces

Parking Surface Type: Asphalt

STRUCTURAL DATA:

Building Class: B

Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$18.00

Lease Type: Full Service

DEMOGRAPHICS:

Traffic Count: 3,900

PROPERTY DESCRIPTION:

8,000 SF immediately available in Historic Downtown Edwardsville, Illinois. Total building is 12,000 SF. Potential for a single user to take whole building as corporate HQ. This Federal Architectural Masterpiece Award winner could be the crown jewel of the community. The top two floors are a combination of private offices, open collaborative work space and conference rooms offering a unique creative environment. Each floor also contains a secure vault. The building consists of a 3-story rotunda lobby and includes 25 dedicated on-site parking spaces. Public parking is also available nearby. Utilities included. Divisible to 1,500 SF.