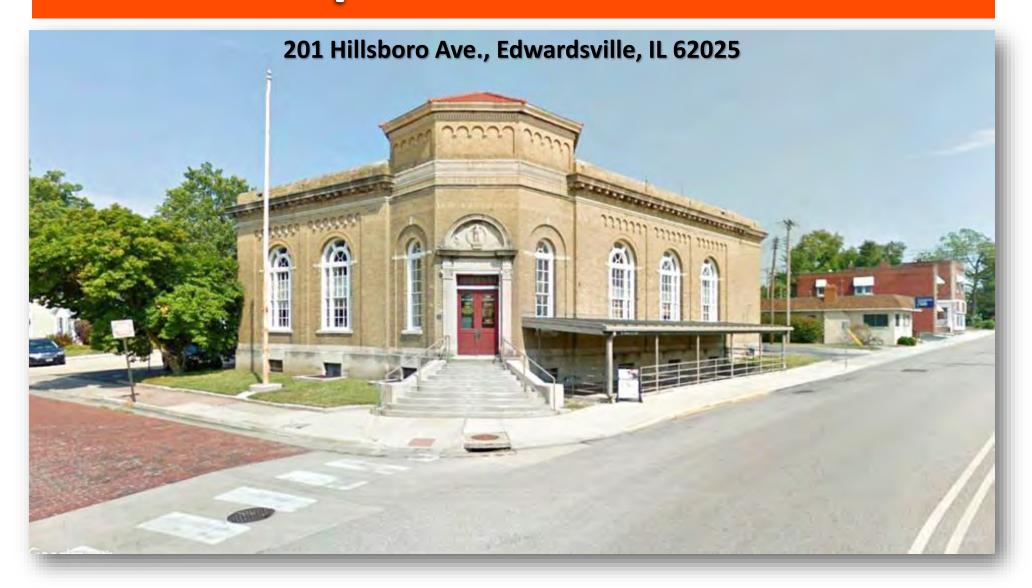
## **Space for Lease**





COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Collin Fischer – CCIM C: 618.420.2376 CollinF@barbermurphy.com









## **PROPERTY SUMMARY**

- Entire 2<sup>nd</sup> floor available
- Former Fitness Studio Space Available on lower level
- Located one block from the Madison County Courthouse and within walking distance from area Retail and Restaurants.

**LEASE RATE: \$18.00/SF, Full Service** 



Listing No: 432.0

Office

201 Hillsboro Edwardsville, IL 62025

**SALE INFORMATION:** 

For Sale: No

Sale Price: Sale Price/SF:

CAP Rate:

GRM:

NOI:

**LEASE INFORMATION:** 

For Lease: Yes

Lease Rate: \$18.00/SF
Lease Type: Full Service

Lease Type: Net Charges:

**CAM Charges:** 

Lease Term:

**Leasing Comments:** 

Utilities included

**Comments** 

Total SF Available: 8,000 SF Min Divisible SF: 4,000 SF

**SQUARE FOOT INFO:** 

**Building Total:** 12,137 SF **Total Available:** 8,000 SF

**Direct Lease:** 8,000 SF

Sublease: 0 SF

 Office:
 8,000 SF

 Retail:
 0 SF

Min Divisible: 4,000 SF

Max Contiguous: 8,000 SF

**LAND MEASUREMENTS:** 

Acres: 0.42

Frontage: Depth:



**PROPERTY INFORMATION:** 

Parcel No: 14-2-15-11-11-201-005

County: Madison

**Zoning:** B-1, Central Business

Zoning By: Edwardsville

Complex: Old Post Office

Prior Use:

TIF:NoParking:PrivateEnterprise Zone:NoSurface Type:AsphaltSurvey:NoTraffic Count:3,900

**Property Tax:** 

Environmental: No

Archaeological: No

**Tax Year:** 2021

\$11,150.00

STRUCTURAL DATA:

Year Built: 1913 Clearance Min: Exterior: Brick

Rehab Year: 1992 Clearance Max: Bay Spacing: Floors: 2 Floor Drains: Sprinklers:

Class: B

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376

Entire 2nd Floor available.

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