

# Space for Lease

201 Hillsboro Ave., Edwardsville, IL 62025



**BARBERMURPHY**

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## 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

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

TIF:

No

Parking:

Private

County:

Madison

Enterprise Zone:

No

Surface Type:

Asphalt

Zoning:

B-1, Central Business

Survey:

No

Traffic Count:

3,900

Zoning By:

Edwardsville

Environmental:

No

Property Tax:

\$11,150.00

Complex:

Old Post Office

Archaeological:

No

Tax Year:

2021

Prior Use:

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

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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

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

Utilities included

Comments

Entire 2nd Floor available.