

# West Pointe Business Center 1,804 SF Professional Office Space for Lease

216 West Pointe Court, Swansea, IL 62226



- **Space Consists of:**
  - 4 Offices, Conference Room, Reception Area, Kitchenette, Networking/Copy Room
- **Shared Lobby & Restrooms in the Common Area**
- **Access to Building at Lighted Intersection (Route 159 & Greenhaven)**

**Lease Rate: \$14.00 per SF, Gross**

**BARBERMURPHY**

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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.



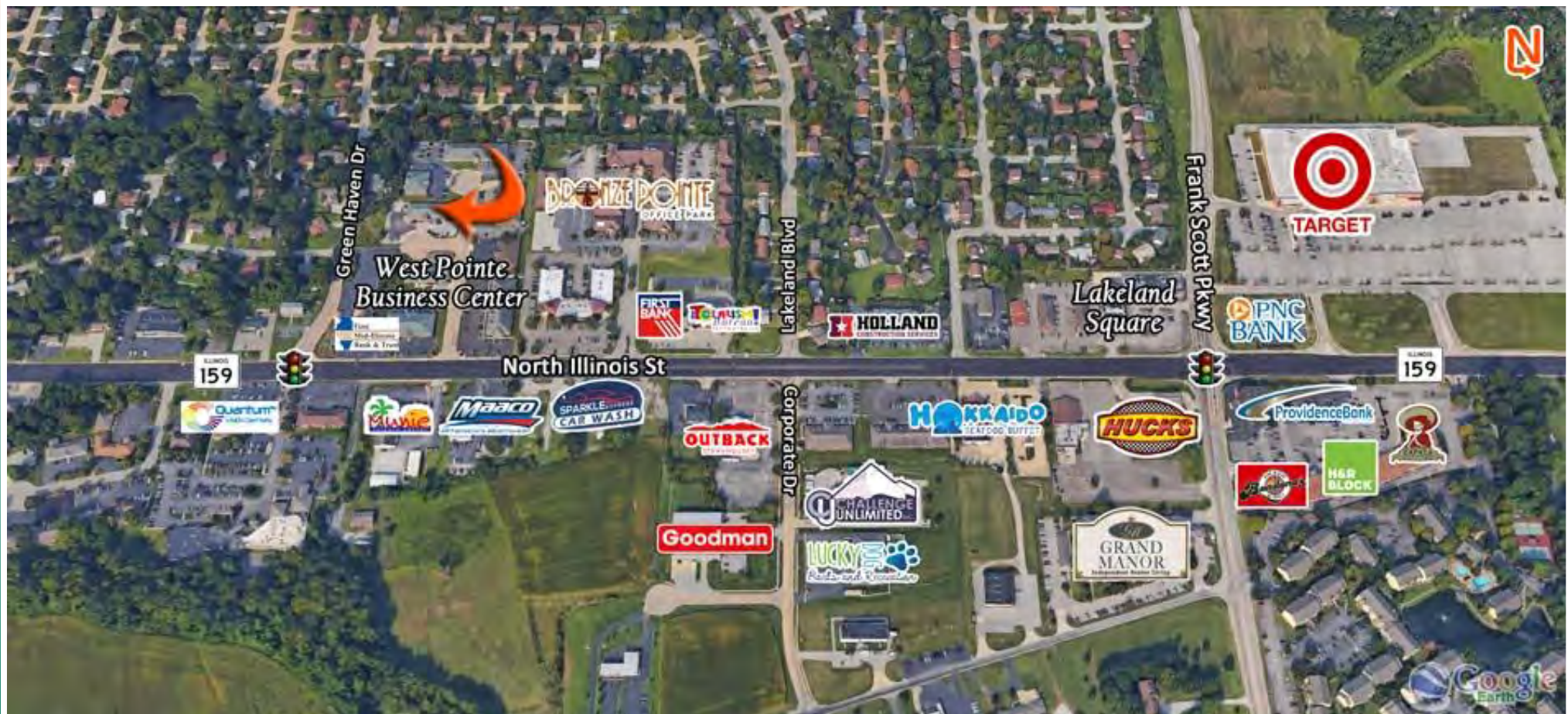


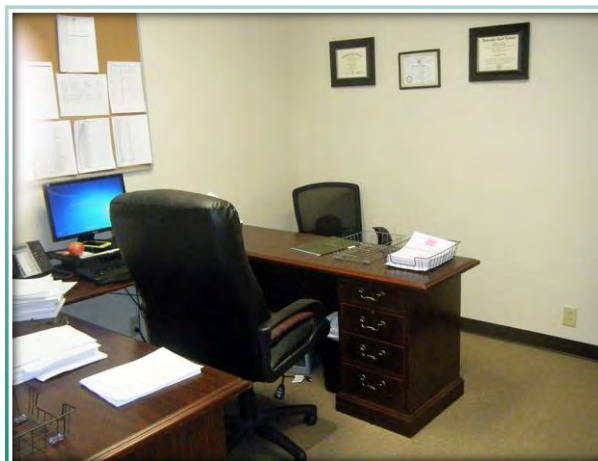
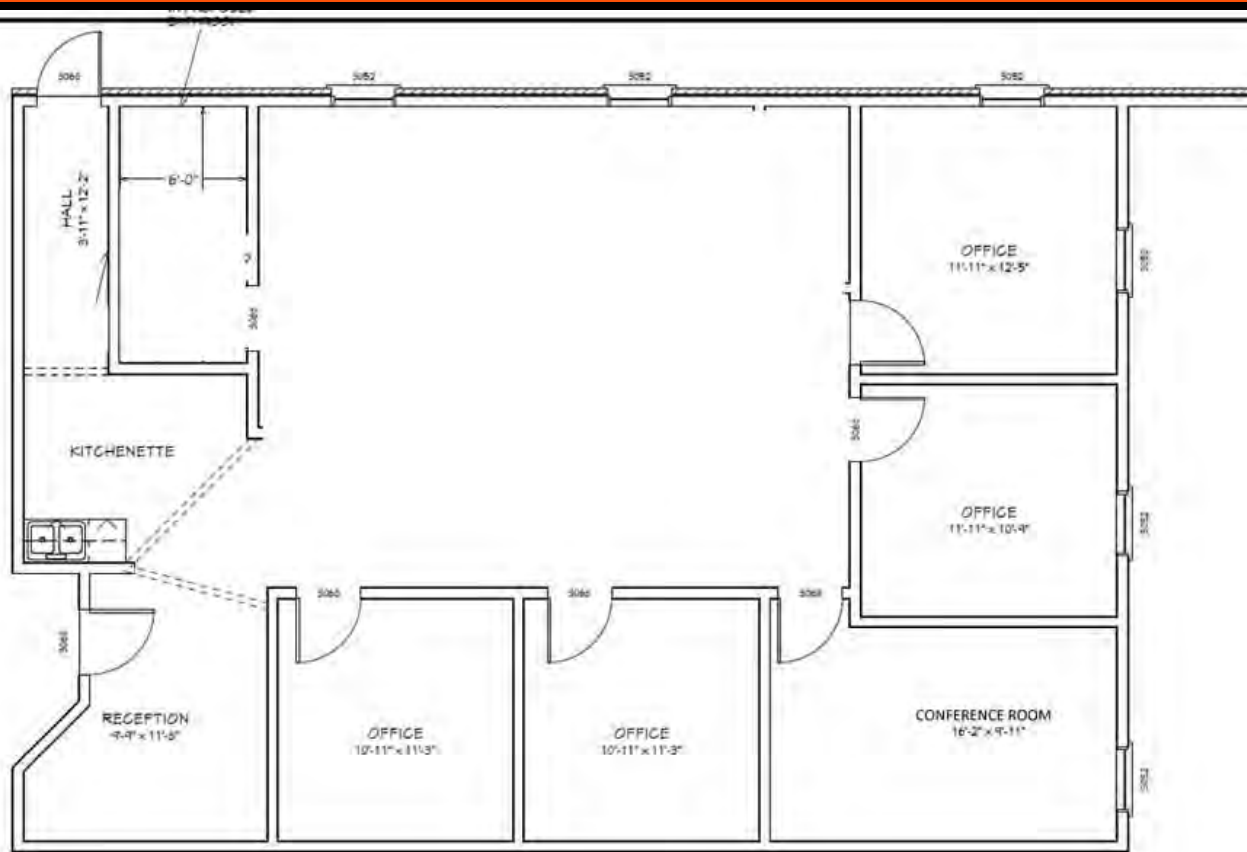
**BARBERMURPHY**



24,800 ADT

ILLINOIS  
**159**





**Listing No:** 195

**Office**

216 West Pointe Court  
Swansea, IL 62226

### SALE INFORMATION:

**For Sale:** No  
**Sale Price:**  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

### LEASE INFORMATION:

**For Lease:** Yes  
**Lease Rate:** \$14.00  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

### Leasing Comments:

1,804 SF Office with reception area, 4 private offices, conference room, kitchenette, networking/copy room and open work area. Shared lobby & restrooms in the common area.

### Comments

This building is on West Pointe Court and can be accessed from a stop light on IL Route 159 (N Illinois St.) at Green Haven Dr.

**Total SF Available:** 1,804 SF  
**Min Divisible SF:** 1,804 SF

### SQUARE FOOT INFO:

**Building Total:** 6,820 SF  
**Total Available:** 1,804 SF  
**Direct Lease:** 1,804 SF  
**Sublease:** 0 SF  
**Office:** 1,804 SF  
**Retail:** 0 SF  
**Min Divisible:** 1,804 SF  
**Max Contiguous:** 1,804 SF

### LAND MEASUREMENTS:

**Acres:** 0.73  
**Frontage:** 440 FT  
**Depth:** 165 FT

### PROPERTY INFORMATION:

**Parcel No:** 08-04.0-207-032  
**County:** St. Clair  
**Zoning:** B-1  
**Zoning By:** Swansea  
**Complex:**  
**Prior Use:** Office

**TIF:** No  
**Enterprise Zone:** No  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No

**Parking:** 18  
**Surface Type:** Asphalt  
**Traffic Count:** 24,800  
**Property Tax:**  
**Tax Year:**

### STRUCTURAL DATA:

**Year Built:** 1999  
**Rehab Year:**  
**Floors:** 1  
**Class:**  
**Clearance Min:** 8'  
**Clearance Max:** 8'  
**Floor Drains:**  
**Exterior:** Brick  
**Bay Spacing:**  
**Sprinklers:**

### Listing Broker(s)

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