

# FOR LEASE

1 Sunset Hills  
Professional Centre  
Edwardsville, IL 62025



## PROFESSIONAL OFFICE SPACE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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

1 Sunset Hills Professional Centre, Edwardsville, IL

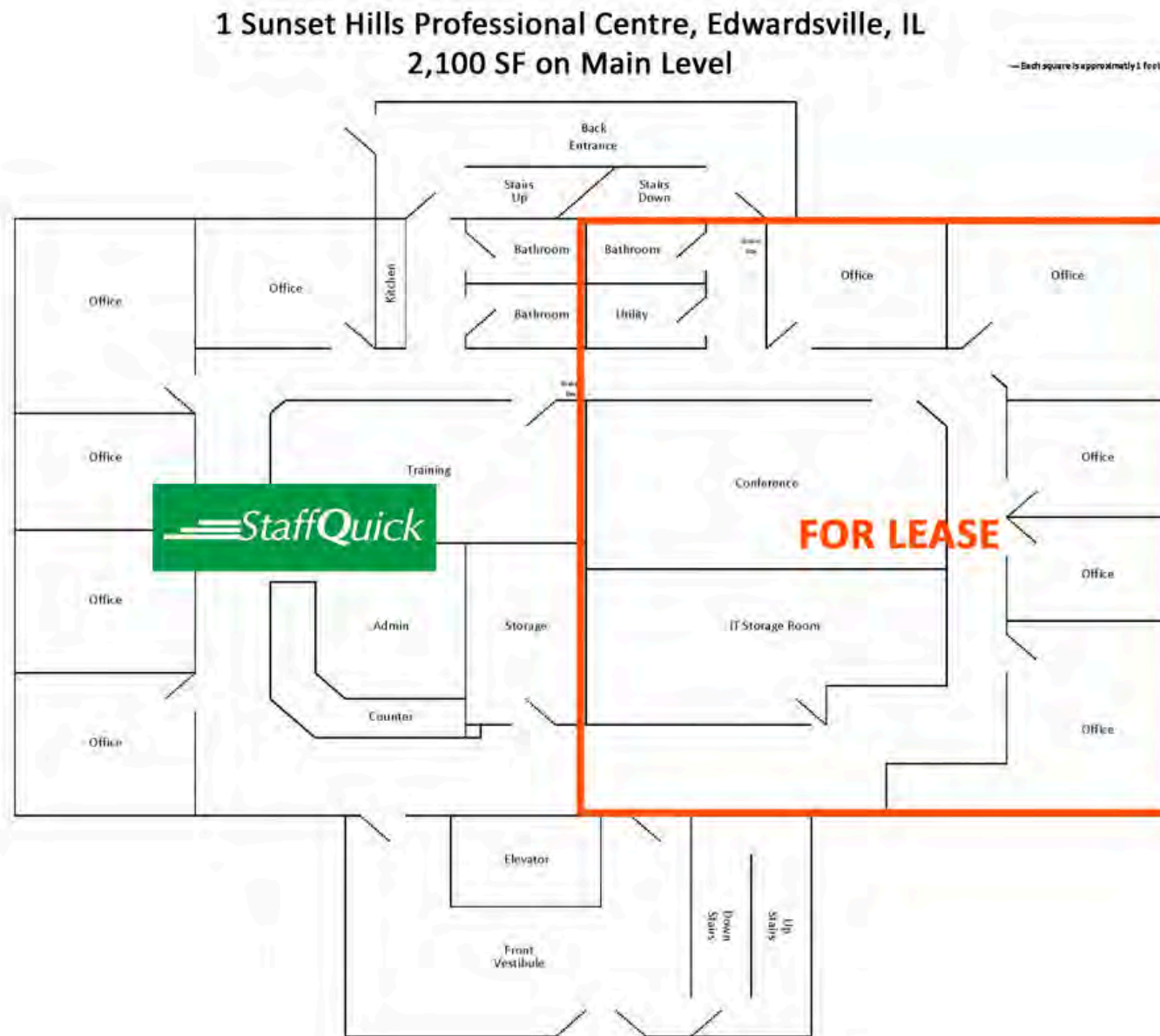


## LOCATION OVERVIEW

Located on IL-157 at Country Club Dr. adjacent Sunset Hills Country Club. Excellent location with visibility from IL Route 157. Only 1 mile off I-270 (exit 9).

# FLOOR PLAN - MAIN LEVEL

1 Sunset Hills Professional Centre, Edwardsville, IL



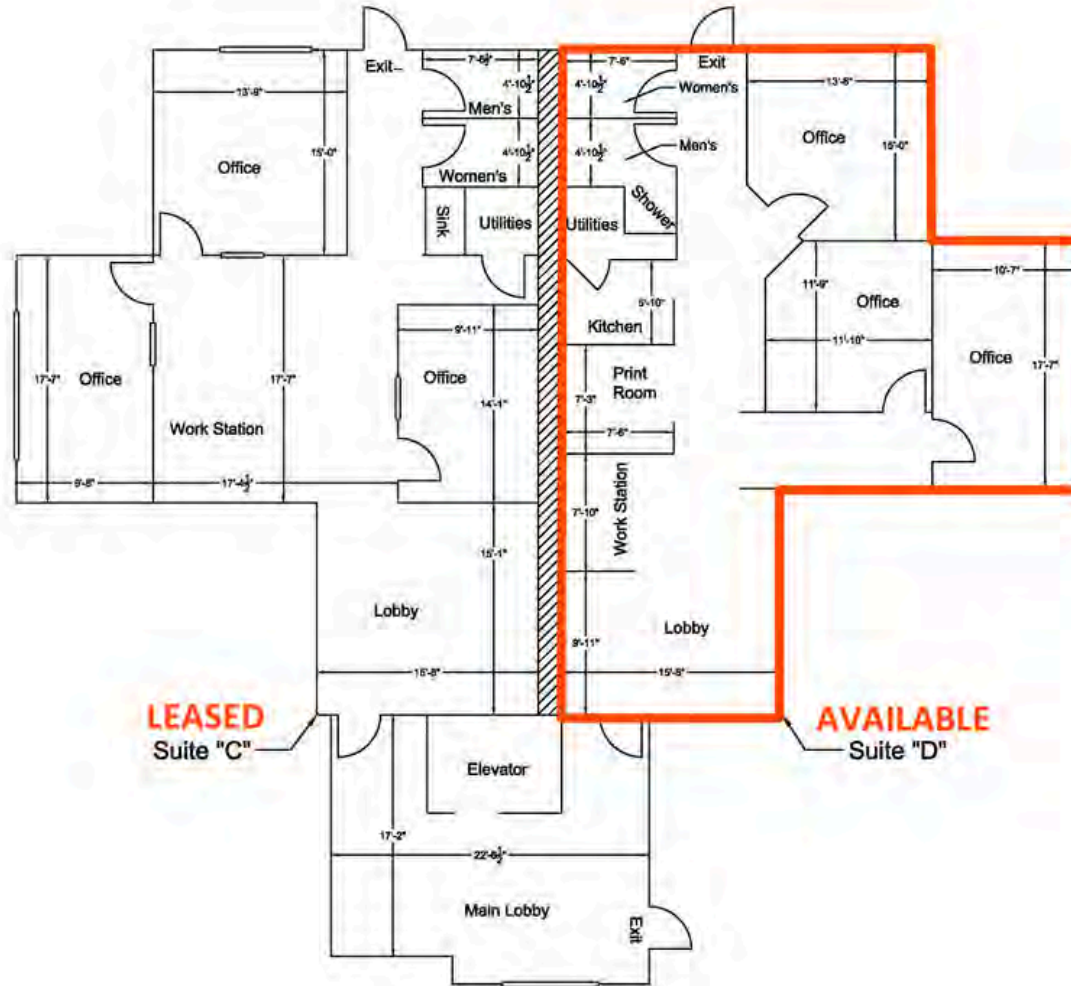
\*Not to scale



# FLOOR PLAN - SECOND FLOOR

1 Sunset Hills Professional Centre, Edwardsville, IL

1,650 SF on Second Level



One Sunset Hill Professional Centre (Second Floor - Suites "C" & "D")

\*Not to scale

# OFFICE/RETAIL PROPERTY SUMMARY

## 1 SUNSET HILLS PROFESSIONAL CENTRE

**LISTING #** 629

### LOCATION DETAILS:

Parcel # 11,800  
County: IL - Madison  
Zoning: B-2 - City of Edwardsville

### PROPERTY OVERVIEW:

Building SF: 11,800  
Vacant SF: 7,750  
Usable Sqft: 7,750  
Min Divisible SF: 1,650  
Max Contig SF: 4,000  
Office SF: 7,750  
Signage: Building and Monument  
Lot Size: 1.0 Acres  
Frontage: 233.9  
Depth: 232  
Parking Spaces: 37  
Parking Surface Type: Concrete

### STRUCTURAL DATA:

Year Built: 1997  
Renovated: 2018  
Building Class: B  
Ceilings: 10'  
Construction Type: Brick



### LEASE INFORMATION:

Lease Rate: \$16.00 - \$20.00/SF  
Lease Type: NNN  
NNN Expenses: \$6.00

### FINANCIAL INFORMATION:

Taxes: \$28,321.00  
Tax Year: 2023

### DEMOGRAPHICS:

Traffic Count: 17,200

### PROPERTY DESCRIPTION:

Professional office building next to Sunset Hills Golf Course in Edwardsville, IL. 2nd floor office suite accessible by elevator. (1) - 1,650 SF suite available on the 2nd Floor and 2,100 SF on the Main Level. Full Unfinished basement could be finished for more space or storage, up to 4,000 SF