

# Office Space for Lease

10314 Lincoln Trail, Fairview Heights, IL 62208



- 180 SF – 1,107 SF Available
- Full Service Leases
- Executive Suites Available
- 1 Mile West of St. Clair Square

Lease Rate:  
\$450-\$975/Month  
Full Service

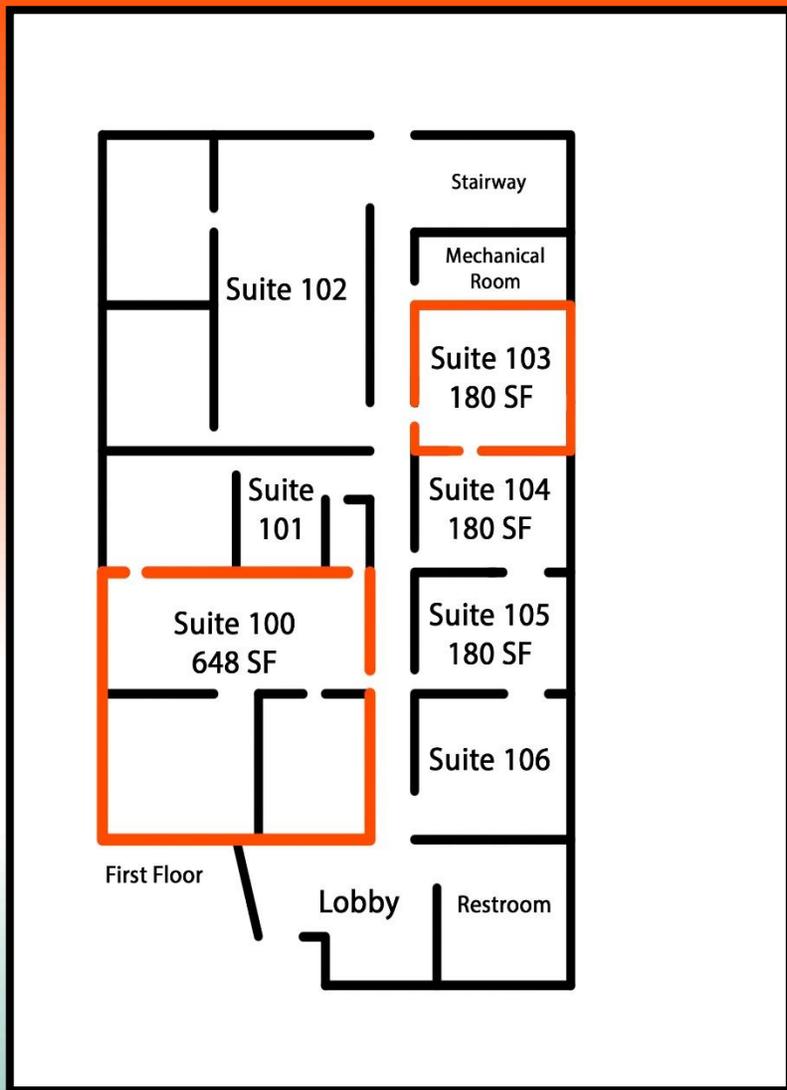


**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS Matt Barriger  
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.973.5507  
618.277.4400 [barbermurphy.com](http://barbermurphy.com) [MattB@barbermurphy.com](mailto:MattB@barbermurphy.com)

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/Leasee's independent investigation.

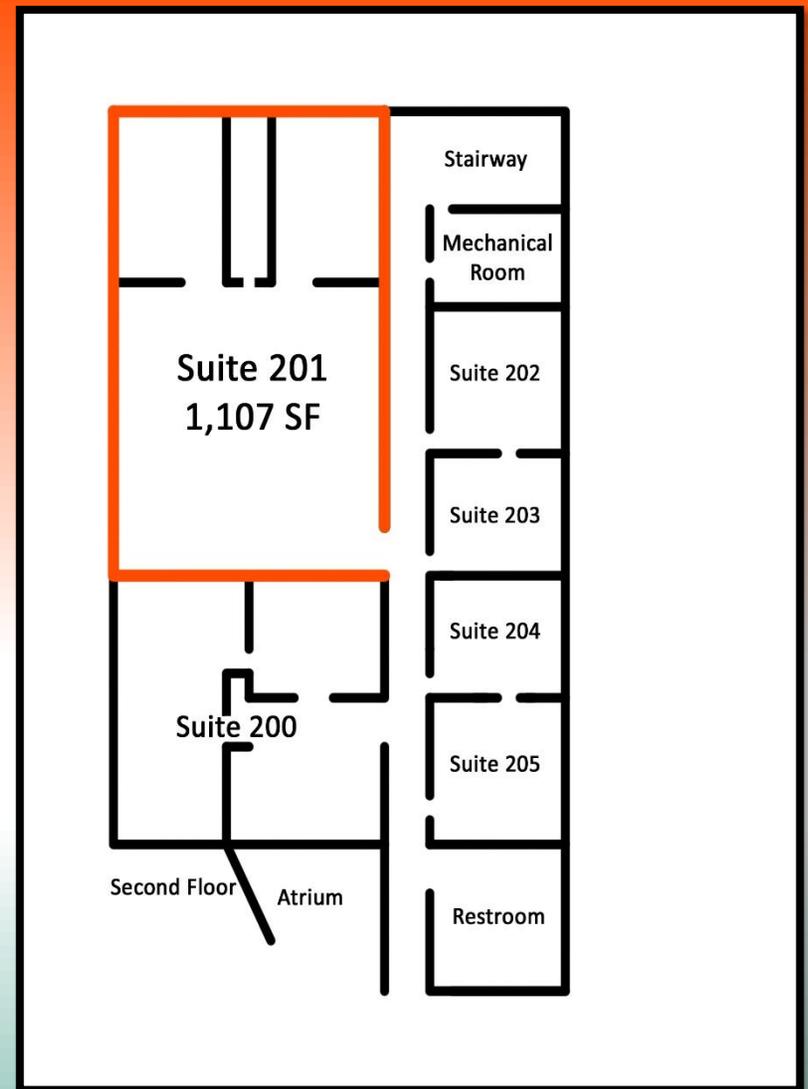




## First Floor

Suite 100: 648 SF - \$975/Month

Suite 103: 180 SF - \$450/Month



## Second Floor

Suite 201: 1,107 SF - \$975/Month

# Area Map



Listing No: 2190

Office  
Office10314 Lincoln Trail  
Fairview Heights, IL 62208**SALE INFORMATION:**For Sale: No  
Sale Price:  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:**LEASE INFORMATION:**For Lease: Yes  
Lease Rate: \$450 - \$975  
Lease Type: Full Service  
Net Charges:  
CAM Charges:  
Lease Term:**Leasing Comments:**Suite 100 - 648 SF - \$975.00 (Multi-year Lease  
Discounts Available)  
Suite 103 - 180 SF - \$450.00  
Suite 201 - 1,107 SF - \$975.00 (Multi-year Lease  
Discounts Available)**Comments**

180 SF to 1,107 SF professional office space available for lease. Executive office suites, full service lease rates, updated common area's, pylon signage. Property located at Highway 50 just east of Union Hill Road, one mile west of St. Clair Square.

Total SF Available: 1,935 SF  
Min Divisible SF: 180 SF**SQUARE FOOT INFO:**Building Total: 7,975 SF  
Total Available: 1,935 SF  
Direct Lease: 1,935 SF  
Sublease: 0 SF  
Office: 1,935 SF  
Retail: 0 SF  
Min Divisible: 180 SF  
Max Contiguous: 1,107 SF**LAND MEASUREMENTS:**Acres: 0.62  
Frontage: 100 FT  
Depth: 265 FT**PROPERTY INFORMATION:**

Parcel No:	03-28.0-300-004	TIF:	Yes	Parking:	25.00
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	PB	Survey:	No	Traffic Count:	16,500
Zoning By:	Fairview Heights	Environmental:	No	Property Tax:	
Complex:		Archaeological:	No	Tax Year:	
Prior Use:					

**STRUCTURAL DATA:**

Year Built:	1985	Clearance Min:	Exterior:	Brick / Siding
Rehab Year:	2017	Clearance Max:	Bay Spacing:	
Floors:	2	Floor Drains:	Sprinklers:	
Class:				

**Listing Broker(s)**Matt Barriger  
Office: (618) 277-4400  
mattb@barbermurphy.com  
Cell: (618) 973-5507