

Office Suite for Lease

5007 N Illinois St., Fairview Heights, IL 62208



Lease Rate: \$1,500/Month, Gross

- 1,087 SF Office Suite Available
- 3 Private Offices and Conference Room
- 27,000 ADT on IL Route 159
- High Visibility/High Traffic Area

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 Purchase's/Lessee's independent investigation.



Building Fronting IL Route 159



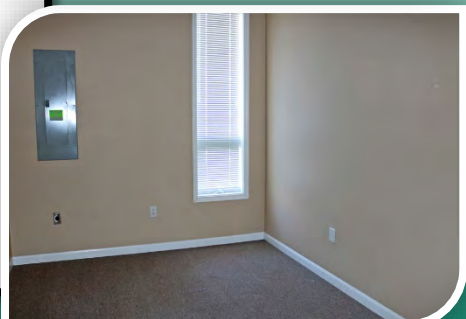
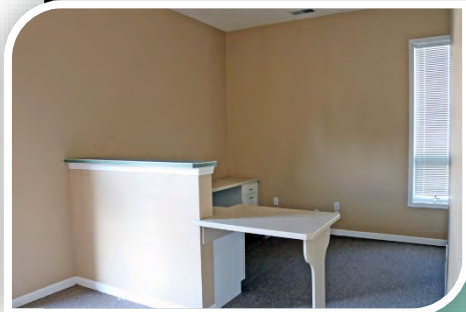
1,087 SF Available

Preferred Spine & Rehab

Fairview Commons
 5007 N. Illinois Street
 Fairview Heights, IL 62208

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Rear of Building

Listing No: 1237

Office

5007 North Illinois Street
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: \$1,500/Month
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

1,087 SF Suite consists of 3-4 Private Offices, Kitchenette, ADA Compliant Restroom, Server Room and Reception/Waiting Area.

Comments

Office Suite for Lease in Fairview Commons. Excellent visibility on IL-159 w/ signage available on three sides of building. Minutes from I-64, Hwy 50 and Frank Scott Parkway. Attractive brick exterior with lots of windows.

Total SF Available: 1,087 SF
Min Divisible SF: 1,087 SF

SQUARE FOOT INFO:

Building Total: 5,400 SF
Total Available: 1,087 SF
Direct Lease: 1,087 SF
Sublease: 0 SF
Office: 1,087 SF
Retail: 1,087 SF
Min Divisible: 1,087 SF
Max Contiguous: 1,087 SF

LAND MEASUREMENTS:

Acres: 0.84
Frontage: 182 FT
Depth: 293 FT

PROPERTY INFORMATION:

Parcel No: 03-33.0-408-002	TIF: No	Parking: 8
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-2	Survey: No	Traffic Count: 27,200
Zoning By: Fairview Heights	Environmental: No	Property Tax: \$12,150.32
Complex: Fairview Commons	Archaeological: No	Tax Year: 2018
Prior Use: Office		



STRUCTURAL DATA:

Year Built: 2002	Clearance Min: 7'	Exterior: Brick
Rehab Year:	Clearance Max: 11'	Bay Spacing:
Floors: 1	Floor Drains: No	Sprinklers: No
Class: B		

Listing Broker(s)

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