

Professional Office Space for Lease

4010 N Illinois, Swansea, IL 62226



- 976 SF – 5,304 SF Available
- High Traffic Location at Lighted Intersection
- Signage on N. Illinois (IL Route 159)

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.

Suite B - Main Level - 1,692 SF

5 private Offices
Conference Room
Waiting Room and Reception Area



Suite B – Lower Level - 2,652 SF

8 Private Offices
2 Storage Rooms
Kitchenette and 2 Restrooms

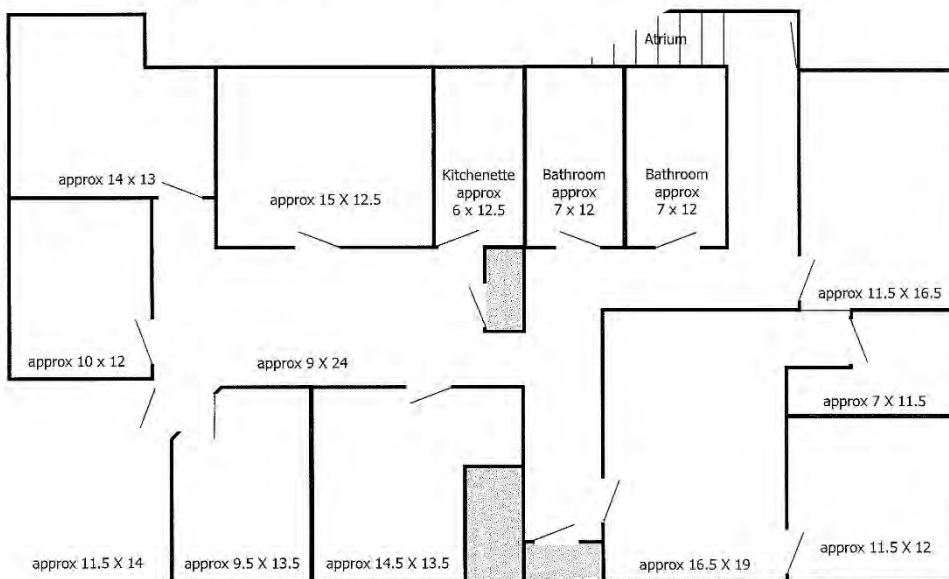


4010 N. Illinois Street, Swansea, IL - 1st Floor Layout (Measurements approximate)



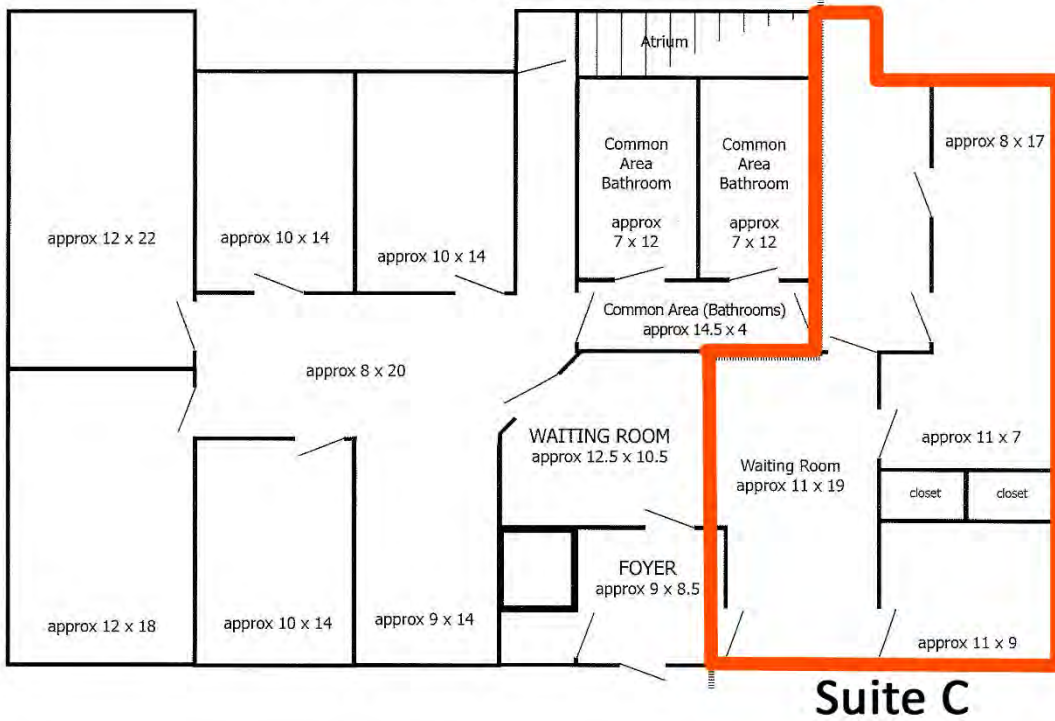
Suite B - Main Level

4010 N. Illinois Street, Swansea, IL - Lower Level Layout (Measurements approximate)



Suite B - Lower Level

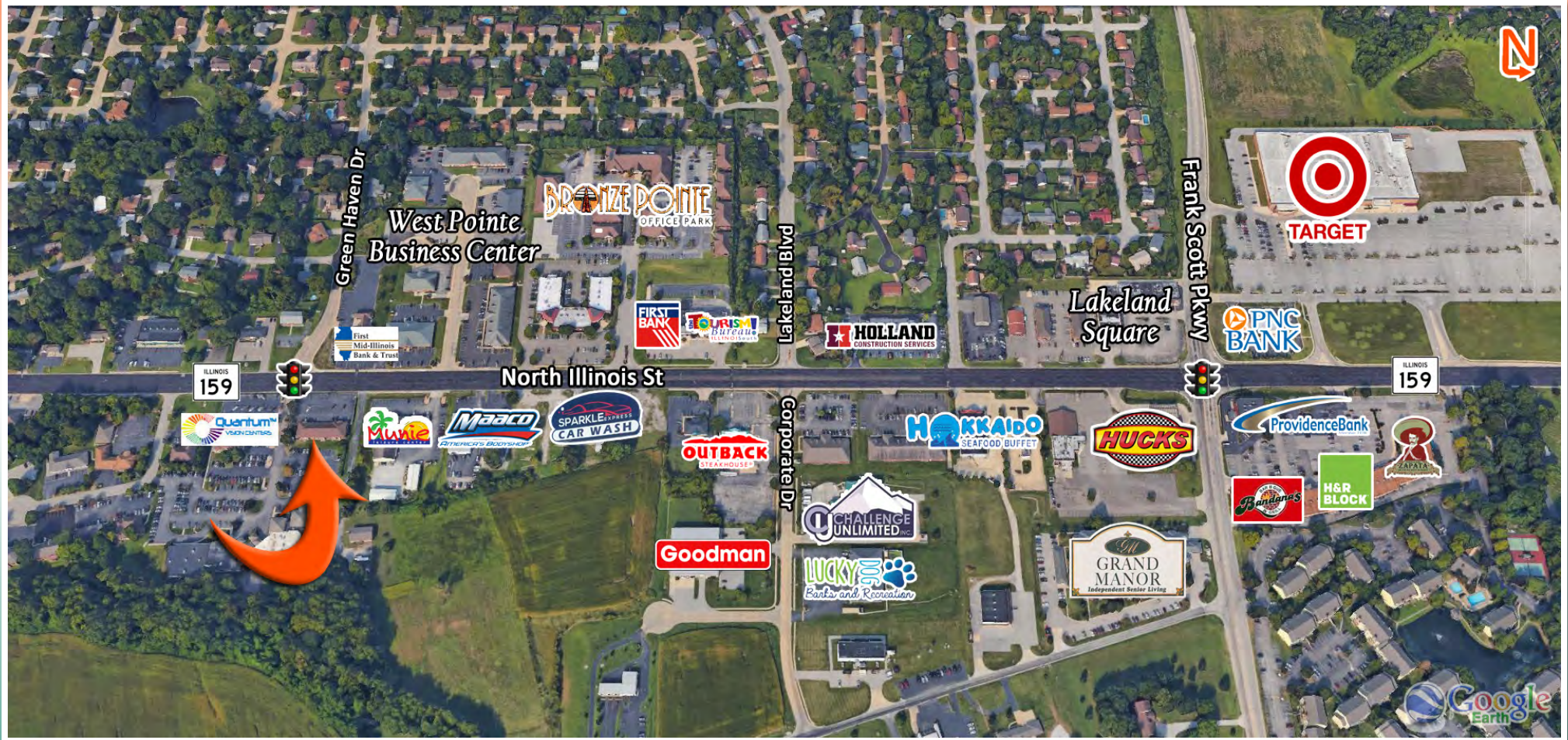
4010 N. Illinois Street, Swansea, IL - 1st Floor Layout (Measurements approximate)



Suite C – Main Level

1 Private Office, Conference Room/Shared Work Space Area and Waiting/Reception Area

Area Map



Listing No: 507

Office

4010 North Illinois
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:

Comments

Professional office space available for lease. Suite B is 1,692 SF on the main level with 5 private offices, conference room, waiting room and reception area. The lower level of 2,652 SF consists of 8 private offices, 2 storage rooms, kitchenette and 2 restrooms. Suite C consists of 1 private office, conference room/shared work space area and waiting/reception area. Suites B & C have a common area restroom on the main level.

Total SF Available: 5,304 SF
Min Divisible SF: 976 SF

SQUARE FOOT INFO:

Building Total: 5,304 SF
Total Available: 5,304 SF
Direct Lease: 5,304 SF
Sublease: 0 SF
Office: 5,304 SF
Retail: 0 SF
Min Divisible: 976 SF
Max Contiguous: 5,304 SF

LAND MEASUREMENTS:

Acres: 0.06
Frontage: 67 FT
Depth: 30 FT

PROPERTY INFORMATION:

Parcel No: 08-24.0-210-028	TIF: No	Parking: Shared
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: Planned Business	Survey: No	Traffic Count: 18,800
Zoning By: Village of Swansea	Environmental: No	Property Tax:
Complex:	Archaeological: No	Tax Year:
Prior Use: Office		



STRUCTURAL DATA:

Year Built: 1989	Clearance Min: 9'	Exterior: Brick
Rehab Year:	Clearance Max: 10'	Bay Spacing: N/A
Floors: 1	Floor Drains: No	Sprinklers: No
Class:		

Listing Broker(s)

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