

Office Suites for Lease

5 Schiber Court, Maryville, IL 62062



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Mike Durbin
C: 618.960.8675

MikeD@barbermurphy.com

Carter Marteeny
C: 618.304.3917

CarterM@barbermurphy.com





Property Summary

5,752 SF Total Office Space Available

Suites A, B & C – 4,392 SF

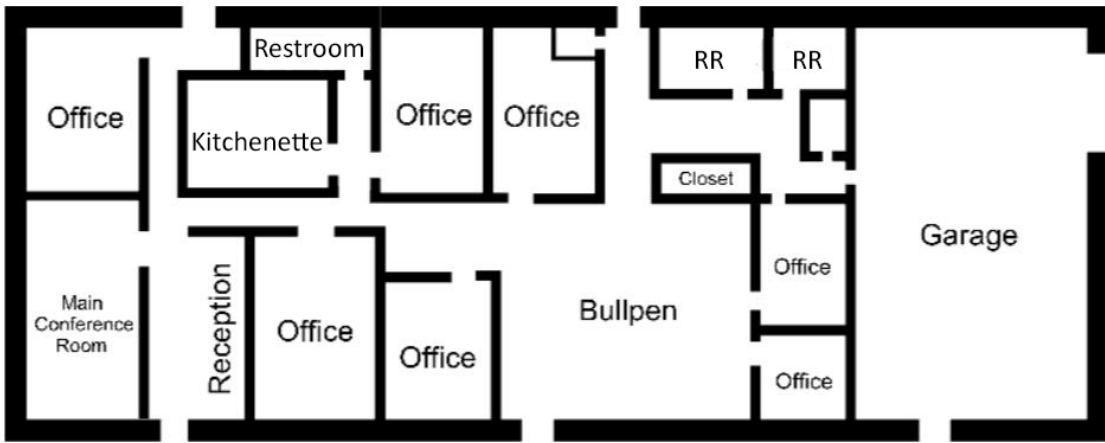
Suite D – 1,360 SF

Located directly off Vadalabene Dr – 13,900 ADT

Near Anderson Hospital

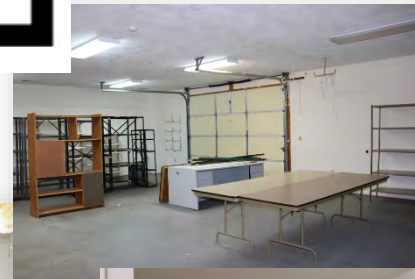
LEASE RATE: \$4,000 per Month, Gross (Suites A-C combined)
\$1,200 per Month, Gross (Suite D)

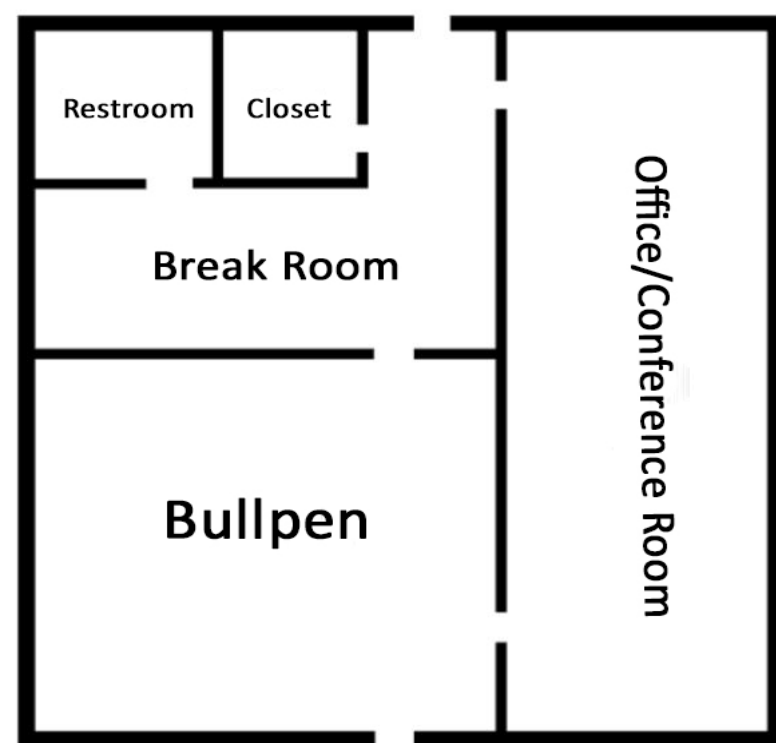
IMAGES & HIGHLIGHTS



Suites A, B & C

4,392 SF Fully Furnished Office with Reception Area, 7 Private Offices, 3 Restrooms, 1 Conference Room, Large Bullpen with Cubbies, Kitchenette and Server Room. 1,000 SF attached Garage with Grade Level OHD. New Carpet Tiles and Paint throughout.





IMAGES & HIGHLIGHTS

Suite D

1,360 SF with Large Bullpen, Break Room, Restroom and Large Office/Conference Room.

AERIAL VIEW



BARBERMURPHY

Listing No: 591

Office

5 Schiber Court
Maryville, IL 62062

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$1,200 - \$4,000/Month
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

4,392 SF Office building has 3 combined suites. 3 HVAC units and water heaters along with a large kitchen and break room. All office furniture stays with the building and is included in the lease rate. ADT security system stays with the building. 1,360 SF office has large open bullpen with potential conference/private office attached.

Comments

2 Office Buildings for Lease. Located near Anderson Hospital directly off Vadalabene Dr. in Maryville, IL.

Total SF Available: 5,752 SF
Min Divisible SF: 1,360 SF

SQUARE FOOT INFO:

Building Total: 7,182 SF
Total Available: 5,752 SF
Direct Lease: 5,752 SF
Sublease: 0 SF
Office: 5,752 SF
Retail: 5,752 SF
Min Divisible: 1,360 SF
Max Contiguous: 4,392 SF

LAND MEASUREMENTS:

Acres: 0.73
Frontage: 119 FT
Depth: 167 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-02-04-402-005	TIF: No	Parking: 20
County: Madison	Enterprise Zone: No	Surface Type: Concrete
Zoning: B-2	Survey: No	Traffic Count: 13,900 on Vadalabene Dr
Zoning By: Village of Maryville	Environmental: No	Property Tax: \$6,377.52
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: American Cancer Society		



STRUCTURAL DATA:

Year Built: 2002	Clearance Min:	Exterior: Siding
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: No
Class: C		

Listing Broker(s)

Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675	Carter Marteeny Office: (618) 277-4400 carterm@barbermurphy.com Cell: (618) 304-3917
---	---