

Professional Office Space for Lease

4111 N. Illinois St. (Route 159), Swansea, IL 62226



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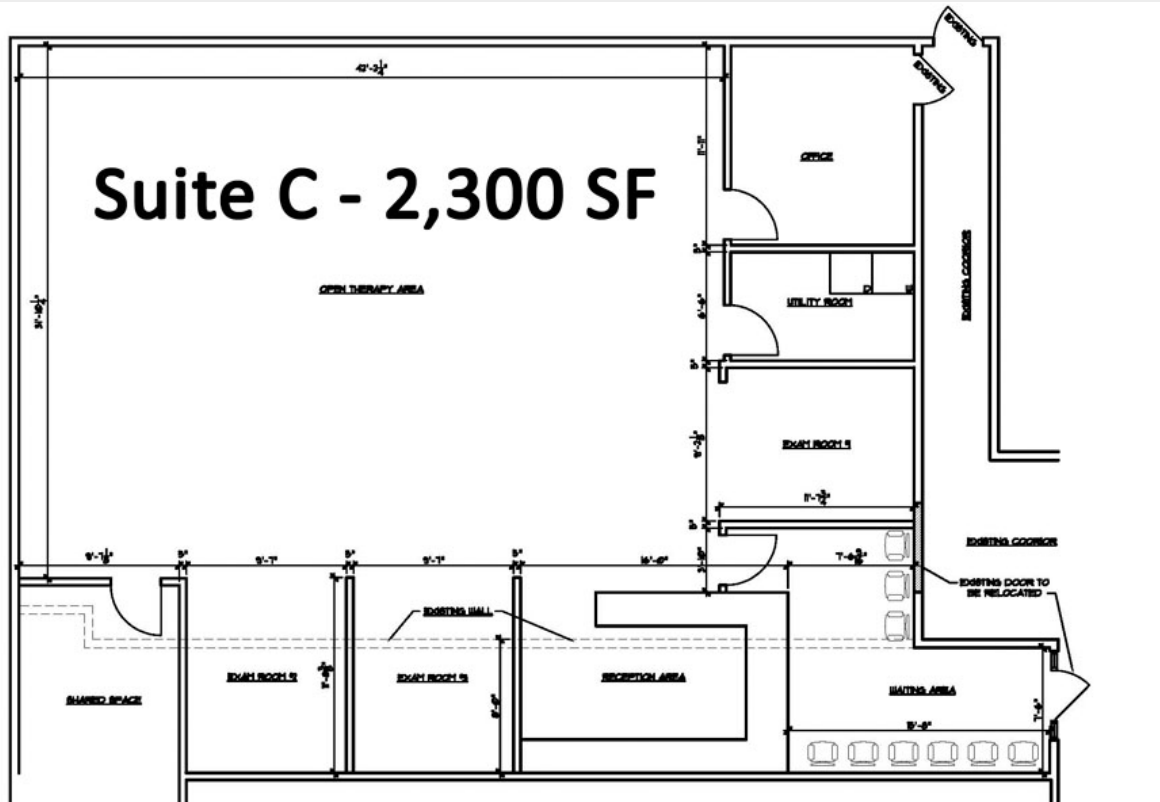
Property Summary

- 2 Professional Medical/General Office Suites For Lease
- 2,300 SF - 4,764 SF
- Monument Signage & Building Signage Available
- Great Visibility and Access along Route 159 (22,000 ADT)
- Ample Front and Rear Parking
- Synergistic Opportunity for other Medical Practices
- Owner will consider Sale & Lease-Back

LEASE RATE: \$12.00-\$14.00 per SF, NNN

SUITE C - IMAGES & FLOOR PLAN

Suite C - 2,300 SF



SUITE C – 2,300 SF
1 Private Office
Large Reception Area
Storage Room
Kitchen Area
Large Open Work Space
Basement Storage Available

LEASE RATE: \$12/SF, NNN

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AERIAL VIEW



Listing No: 223

Office

4111 North Illinois Street
Swansea, IL 62226

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.00 - \$14.00
Lease Type: NNN
Net Charges: \$4.00
CAM Charges:
Lease Term:

Leasing Comments:

Suite B is 2,464 SF and contains 6 private offices, reception area, kitchen counter and open area with employee work stations.
 Suite C is 2,300 SF with 1 private office, large reception area, storage room, kitchen area and large open floor space.
 Basement storage available.

Comments

Professional/Medical Suites For Lease. 2,300 SF - 4,764 SF. Highly Visible Professional Office building. Ample front and rear parking. Includes Monument and building signage, Common area lobby and restrooms. 22,000 average daily traffic on IL Rt. 159. Synergistic opportunity for other medical practices.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 4,764 SF
Min Divisible SF: 2,300 SF

SQUARE FOOT INFO:

Building Total: 9,984 SF
Total Available: 4,764 SF
Direct Lease: 4,764 SF
Sublease: 0 SF
Office: 4,764 SF
Retail: 0 SF
Min Divisible: 2,300 SF
Max Contiguous: 4,764 SF

LAND MEASUREMENTS:

Acres: 0.90
Frontage: 144 FT
Depth: 214 FT

PROPERTY INFORMATION:

Parcel No: 08-04.0-207-030	TIF: No	Parking: Shared Lot - 40+ Spaces
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: HB	Survey: No	Traffic Count: 22,000
Zoning By: Swansea	Environmental: No	Property Tax: \$28,671.76
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Physical Therapy/Office		

STRUCTURAL DATA:

Year Built: 1999	Clearance Min: 8	Exterior: Brick
Rehab Year:	Clearance Max: 10	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: No
Class: B		

Listing Broker(s)

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