

Sunset Hills Executive Park - Office Suites for Lease

2 Sunset Hills Executive Dr., Edwardsville, IL 62025



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.



Property Summary

Sunset Hills Executive Park

Professional Office Park with 1-3 Suites Available

Secure Building

Located directly off IL Route 157 and in close proximity to Southern Illinois University of Edwardsville

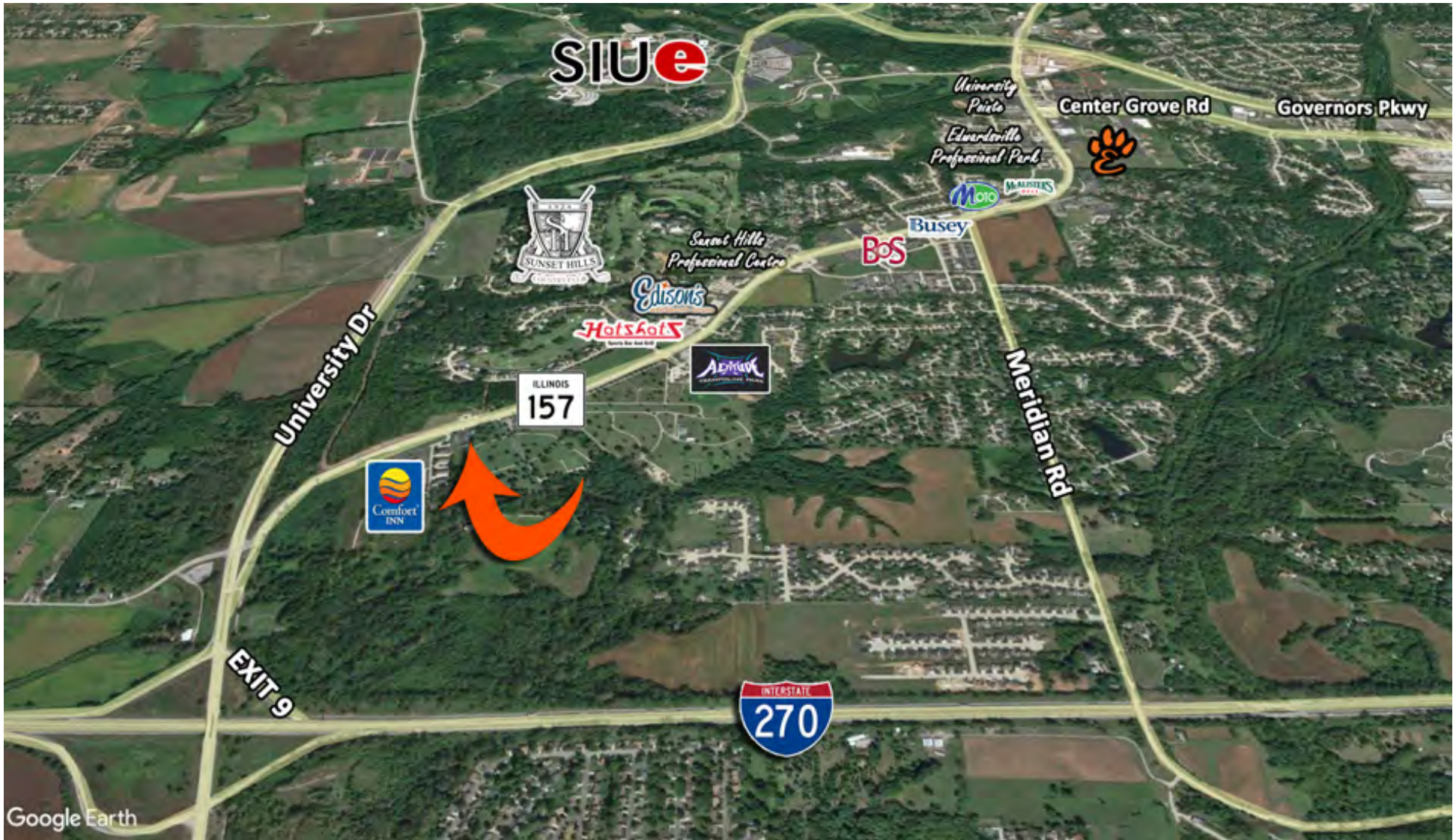
Fiber Optic Cable to Building

*Additional Space is available at 3 Sunset Hills Executive Dr.

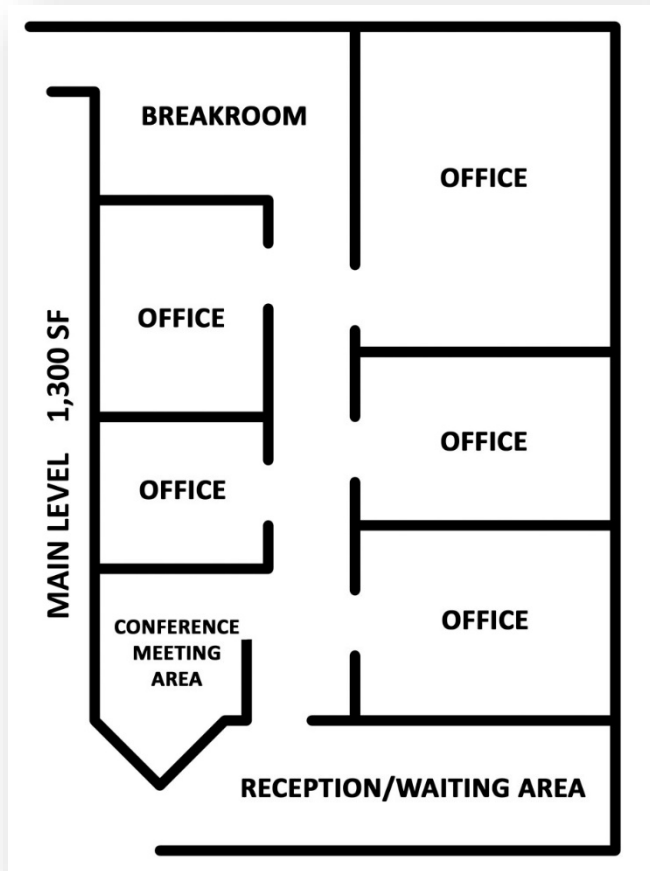
873 SF Space and 1,100 SF Space

LEASE RATE: Varies per Suite

AREA MAP



MAIN LEVEL - FLOOR PLAN & IMAGES



MAIN LEVEL - 1,300 SF

5 Offices, Reception/Waiting Area, Conference/Meeting Area and Breakroom

REDUCED LEASE RATE: \$1,300/MONTH, MODIFIED GROSS

*ANNUAL INCREASES

Space Specs

Listing No: 1462.1

2 Sunset Hills Executive Dr
1st Floor
Edwardsville, IL 62025

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.00/SF
Lease Type: Modified Gross
Net Charges:
CAM Charges:

Leasing Comments:

1st Floor Main Level Space Consists of: Reception/Waiting Area, 5 Offices, Breakroom and Conference/Meeting Area.

Additional Space is available at 3 Sunset Hills Executive Dr. 873 SF Space and 1,100 SF Space.

Total Unit SF: 1,300 SF
Min Divisible SF: 1,300 SF

SQUARE FOOT INFO:

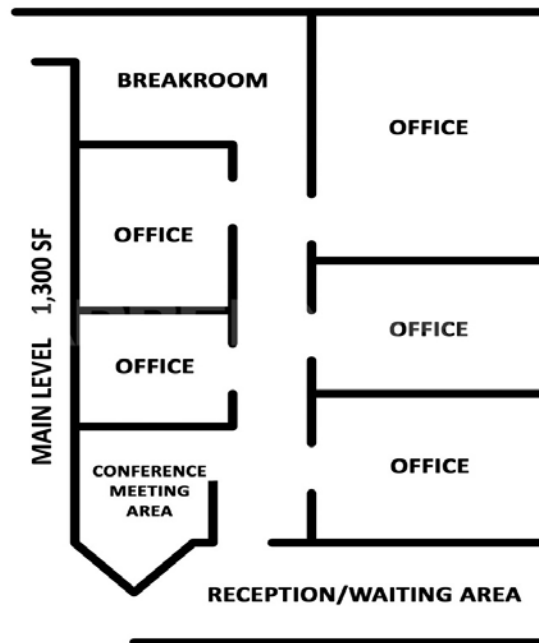
Building Total: 5,200 SF
Total Available: 1,300 SF
Direct Lease: 1,300 SF
Sublease: 0 SF
Office: 1,300 SF
Retail: 0 SF
Min Divisible: 1,300 SF
Max Contiguous: 1,300 SF

LAND MEASUREMENTS:

Acres: 0.39
Frontage:
Depth:

PROPERTY INFORMATION:

| | | |
|---------------------------------------------|----------------------------|------------------------------|
| Parcel No: 14-2-15-29-00-000-022 | TIF: No | Parking: Common Area |
| County: Madison | Enterprise Zone: No | Surface Type: Asphalt |
| Zoning: General Commercial | Survey: No | Traffic Count: 16,400 |
| Zoning By: Edwardsville | Environmental: No | Property Tax: |
| Complex: Sunset Hills Executive Park | Archaeological: No | Tax Year: |
| Prior Use: | | |



Comments

Very visible Building in Professional Office Park. Private Office Suites. Security System. Easy access from I-270 and Route I-255, Right off Route 157 exit near Southern Illinois University at Edwardsville. Tenant pays for half of upstairs utility budget bill. Fiber optic cable to building.

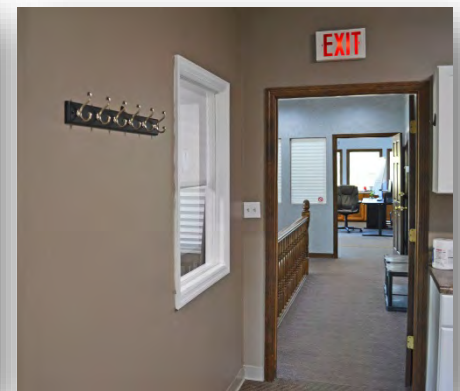
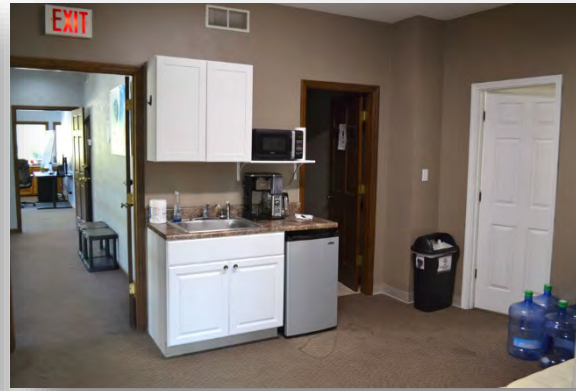
STRUCTURAL DATA:

Year Built: 1988
Rehab Year:
Floors: 2
Class:
Clearance Min: 9'
Clearance Max: 18'
Floor Drains:
Exterior: Brick
Bay Spacing:
Sprinklers:

Listing Broker(s)

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Cell: (618) 570-8344

UPPER LEVEL - FLOOR PLAN & IMAGES



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UPPER LEVEL – 2,600 SF

6 Offices, Reception Area, Conference Room/Bullpen Area and 2 Private Restrooms

This space is divisible to 1,200 SF

REDUCED LEASE RATE: \$2,600/MONTH, MODIFIED GROSS

***ANNUAL INCREASES**

Space Specs

Listing No: 1462.1

2 Sunset Hills Executive Dr
2nd Floor
Edwardsville, IL 62025

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.00/SF
Lease Type: Modified Gross
Net Charges:
CAM Charges:

Leasing Comments:

2nd Floor Space Consists of: 6 Offices, Reception Area, Conference Room/Bullpen Area and 2 Private Restrooms. This space is divisible to 1,200 SF.

Additional Space is available at 3 Sunset Hills Executive Dr. 873 SF Space and 1,100 SF Space.

Total Unit SF: 2,600 SF
Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

Building Total: 5,200 SF
Total Available: 2,600 SF
Direct Lease: 2,600 SF
Sublease: 0 SF
Office: 2,600 SF
Retail: 0 SF
Min Divisible: 1,200 SF
Max Contiguous: 2,600 SF

LAND MEASUREMENTS:

Acres: 0.39
Frontage:
Depth:

PROPERTY INFORMATION:

| | | |
|---------------------------------------------|----------------------------|------------------------------|
| Parcel No: 14-2-15-29-00-000-022 | TIF: No | Parking: Common Area |
| County: Madison | Enterprise Zone: No | Surface Type: Asphalt |
| Zoning: General Commercial | Survey: No | Traffic Count: 16,400 |
| Zoning By: Edwardsville | Environmental: No | Property Tax: |
| Complex: Sunset Hills Executive Park | Archaeological: No | Tax Year: |
| Prior Use: | | |



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Very visible Building in Professional Office Park. Private Office Suites. Security System. Easy access from I-270 and located directly off Route 157 exit near Southern Illinois University at Edwardsville. Fiber optic cable to building.

STRUCTURAL DATA:

| | | |
|-------------------------|---------------------------|------------------------|
| Year Built: 1988 | Clearance Min: 9' | Exterior: Brick |
| Rehab Year: | Clearance Max: 18' | Bay Spacing: |
| Floors: 2 | Floor Drains: | Sprinklers: |
| Class: | | |

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