Sunset Hills Executive Park- Office Suites for Lease

2 Sunset Hills Executive Dr., Edwardsville, IL 62025





John L. Eichenlaub C: 618.570.8344 JohnE@barbermurphy.com



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



BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

Listing No:	1462.1	Total Unit \$ Min Divisib
2 Sunset Hills Executive Dr 1st Floor Edwardsville, IL 62025		SQUARE F Building Tota Total Availat Direct Lease
LEASE INFORMATION:		Sublease:
For Lease:	Yes	Office:
Lease Rate:	\$12.00/SF	Retail:
Lease Type:	Modified Gross	Min Divisible
Net Charges:		Max Contigu
CAM Charges:		LAND MEA

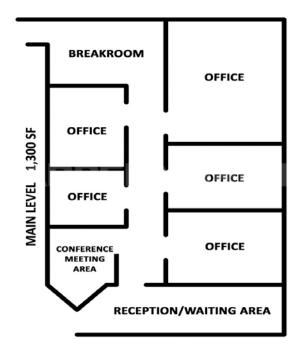
Leasing Comments:

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.

	Space Specs
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 MEASUREMEN	ITS:
Acres:	0.39
Frontage:	
Depth:	

Snace Snecs



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

Listing Broker(s)

John L. Eichenlaub Office: (618) 277-4400 johne@barbermurphy.com Cell: (618) 570-8344

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UPPER LEVEL - FLOOR PLAN & IMAGES



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

BARBERMURPH COMMERCIAL REAL ESTATE SOLUTIONS

1462.1

1173 Fortune Blvd. Shiloh, Illinois 62269 618.277.4400 barbermurphy.com

Space Specs

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

Listing No:

LEASE II	NFORMATION:
For Longo	

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: Min Divisible SF:	2,600 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:	
Frontage:	
Depth:	

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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 located directly off Route 157 exit near Southern Illinois University at Edwardsville. Fiber optic cable to building.

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

Listing Broker(s)

0.39

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