Sunset Hills Executive Park- Office Suites for Lease

3 Sunset Hills Executive Dr., Edwardsville, IL 62025







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 2 Office Suites for Lease 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 2 Sunset Hills Executive Dr. 1,300 SF Space and 2,600 SF Space

LEASE RATE: Varies per Suite

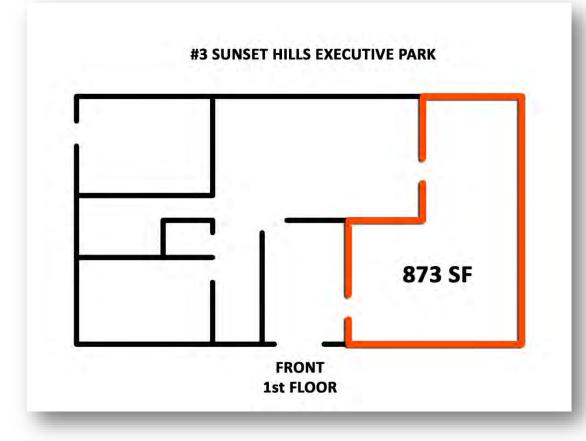


AREA MAP





MAIN LEVEL - FLOOR PLAN & IMAGES



MAIN LEVEL - 873 SF Wide Open Office Space REDUCED LEASE RATE: \$946/MONTH, MODIFIED GROSS

*ANNUAL INCREASES







BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

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

Space Specs

873 SF 873 SF

	1402.1	Min Divisible SF:
3 Sunset Hills Executive Dr 1st Floor-Main Level Edwardsville, IL 62025		SQUARE FOOT INFO: Building Total: Total Available: Direct Lease:
LEASE INFORMATION:		Sublease:
For Lease: Lease Rate: Lease Type: Net Charges:	Yes \$13.00/SF Modified Gross	Office: Retail: Min Divisible: Max Contiguous:
CAM Charges:		LAND MEASUREMENTS:

1462.1

Total Unit SE

Depth:

Leasing Comments:

Listing No:

1st Floor Space. 873 SF Wide Open Space.

Additional Office Space is available at 2 Sunset Hills Executive Dr. 1,300 SF Space and 2,600 SF Space (divisible).

		#3 SU
SQUARE FOOT INFO:	- S.	
Building Total:	5,040 SF	
Total Available:	873 SF	
Direct Lease:	873 SF	
Sublease:	0 SF	
Office:	873 SF	
Retail:	0 SF	
Min Divisible:	873 SF	Internet Street, St.
Max Contiguous:	873 SF	
LAND MEASUREMENTS:		
Acres:	0.75	1
Frontage:		

#3 SUNSET HILLS EXECUTIVE PARK

Parcel No:	14-2-15-29-00-000-023	TIF:	No	Parking:	Common Area
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	General Commercial	Survey:	No	Traffic Count:	16,400
Zoning By:	Glen Carbon	Environmental:	No	Property Tax:	
Complex:	Sunset Hills Executive Park	Archaeological:	No	Tax Year:	
Prior Use:					

Comments

Office Space for Lease in Professional Office Park. Private Office Suites available. Security System. Easy access from I-270 and Route I-255, Right off Route 157 exit near Southern Illinois University in Edwardsville. Fiber Optic Cable to Building.

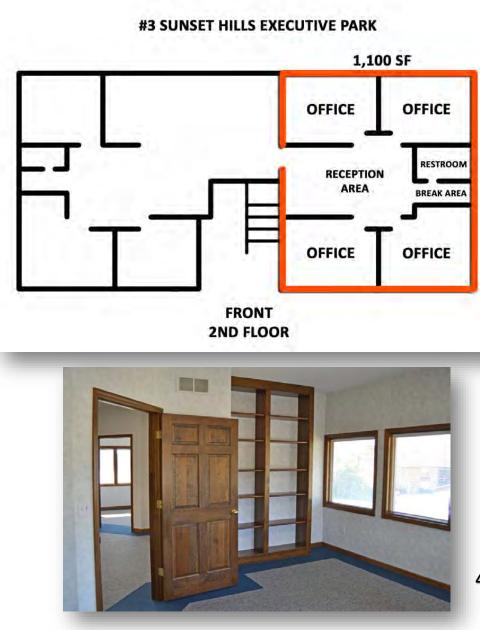
STRUCTURA	AL DATA:	;			
Year Built:	1988	Clearance Min:	9'	Exterior:	Brick
Rehab Year:	1997	Clearance Max:	18'	Bay Spacing:	
Floors:	2	Floor Drains:		Sprinklers:	no
Class:					

Listing Broker(s)

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

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 orother conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

UPPER LEVEL - FLOOR PLAN & IMAGES



BARBERMURPHY



UPPER LEVEL – 1,100 SF 4 Offices, Reception Area, Restroom, and Break Area REDUCED LEASE RATE: \$1,100/MONTH, MODIFIED GROSS *ANNUAL INCREASES

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Space Specs

Listing No:	1462.1	Total Unit SF: Min Divisible SF:	1,100 SF 1,100 SF	#3 SUN5	SET HII
		SQUARE FOOT INFO:			
3 Sunset Hills Executive Dr		Building Total:	5,040 SF	r	
2nd Floor-Upper Level Edwardsville, IL 62025		Total Available:	1,100 SF		
Euwarusville, IL 02025		Direct Lease:	1,100 SF	the state of the s	
LEASE INFORMATION:	•	Sublease:	0 SF		
For Lease:	Yes	Office:	5,040 SF		-
Lease Rate:	\$12.00/SF	Retail:	0 SF		- 1 C
Lease Type:	Modified Gross	Min Divisible:	1,100 SF		Τ'
Net Charges:		Max Contiguous:	1,100 SF		
CAM Charges:		LAND MEASUREMENTS:		1	

Acres:

Depth:

Frontage:

Leasing Comments:

2nd Floor Space consists of Reception Area, 4 Offices, Break Room and Private Restroom.

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	1,100 SF		#3 SUN	SET HILLS EX	ECUTIVE PARK	
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	1,100 SF		1. Sec. 1.		OFFICE	OFFICE
MENTS:					1.000	
	0.75			FRONT		
				2ND FLOO	R	

PROPERTY INFORMATION: 14-2-15-29-00-000-023 Common Area Parcel No: TIF: No Parking: Madison **Enterprise Zone:** No Surface Type: County: Asphalt **General Commercial** No 16,400 Zoning: Survey: **Traffic Count:** Glen Carbon Zoning By: **Environmental:** No **Property Tax:** Sunset Hills Executive Complex: Archaeological: No Tax Year: Park Prior Use:

Comments

Office Space for Lease in Professional Office Park. Private Office Suites available. Security System. Easy access from I-270 and Route I-255, Right off Route 157 exit near Southern Illinois University in Edwardsville. Fiber Optic Cable to Building.

STRUCTURAL DATA:						
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