

Sunset Hills Executive Park - Office Suites for Lease

3 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 2 Office Suites for Lease

Secure Building

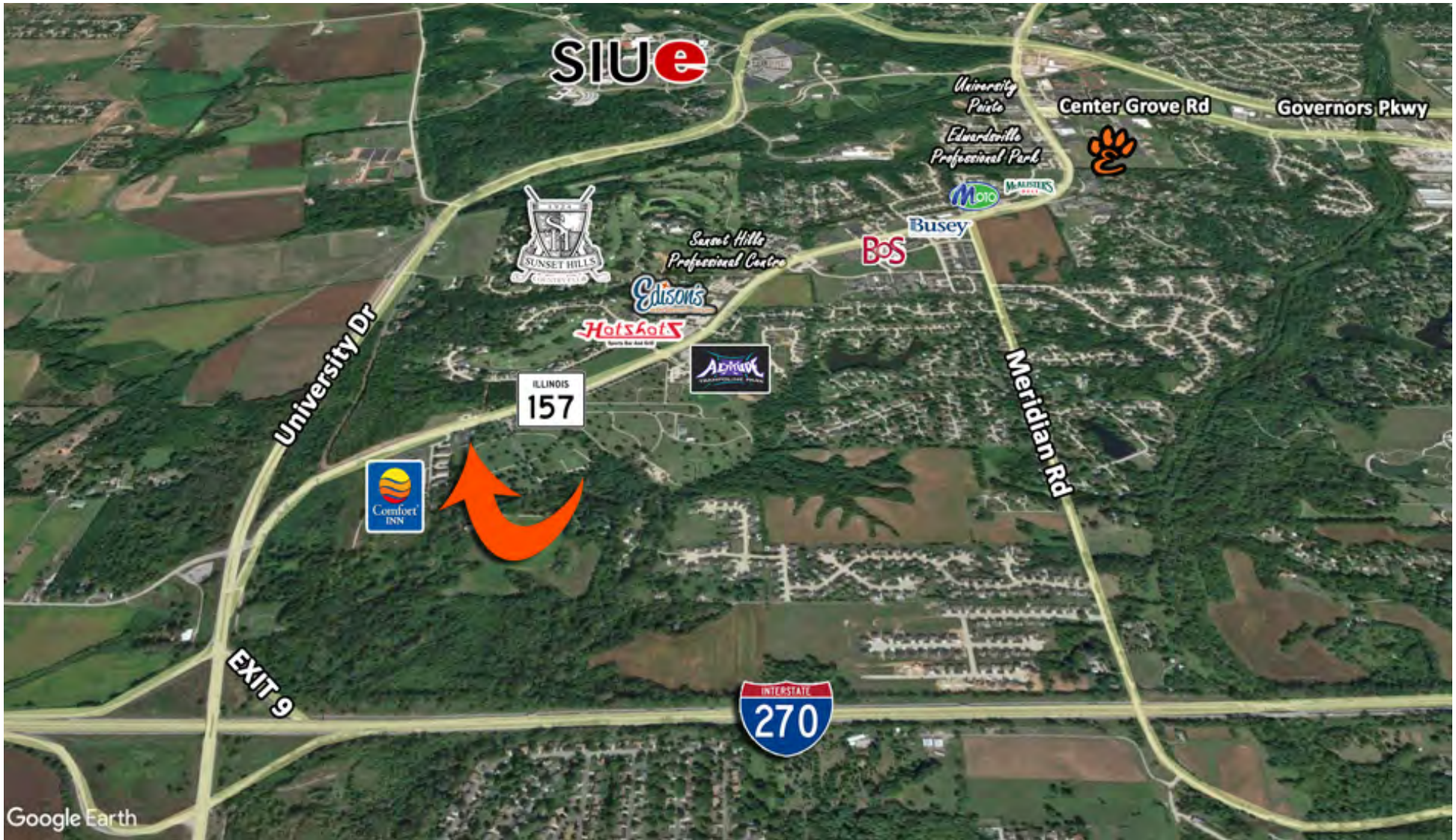
Located directly off IL Route 157 and in close proximity to Southern Illinois University of Edwardsville

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

#3 SUNSET HILLS EXECUTIVE PARK



FRONT
1st FLOOR



MAIN LEVEL - 873 SF

Wide Open Office Space

REDUCED LEASE RATE: \$946/MONTH, MODIFIED GROSS

*ANNUAL INCREASES

Space Specs

Listing No: 1462.1

Total Unit SF: 873 SF
Min Divisible SF: 873 SF

3 Sunset Hills Executive Dr
 1st Floor-Main Level
 Edwardsville, IL 62025

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$13.00/SF
Lease Type: Modified Gross
Net Charges:
CAM Charges:

Leasing Comments:

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).

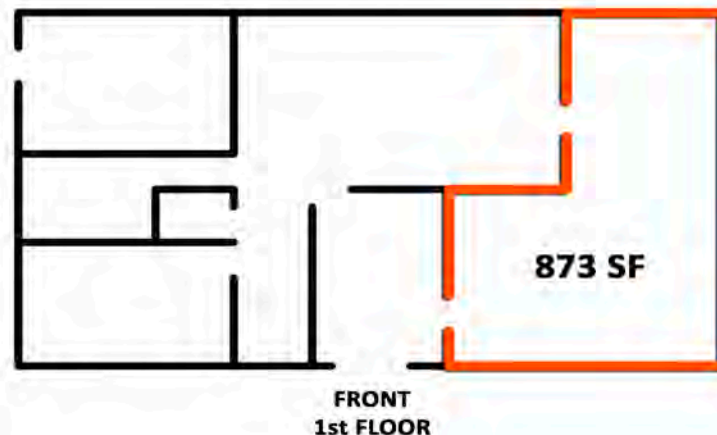
SQUARE FOOT INFO:

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
Max Contiguous: 873 SF

LAND MEASUREMENTS:

Acres: 0.75
Frontage:
Depth:

#3 SUNSET HILLS EXECUTIVE PARK



PROPERTY INFORMATION:

| | | |
|---|----------------------------|------------------------------|
| 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.

STRUCTURAL DATA:

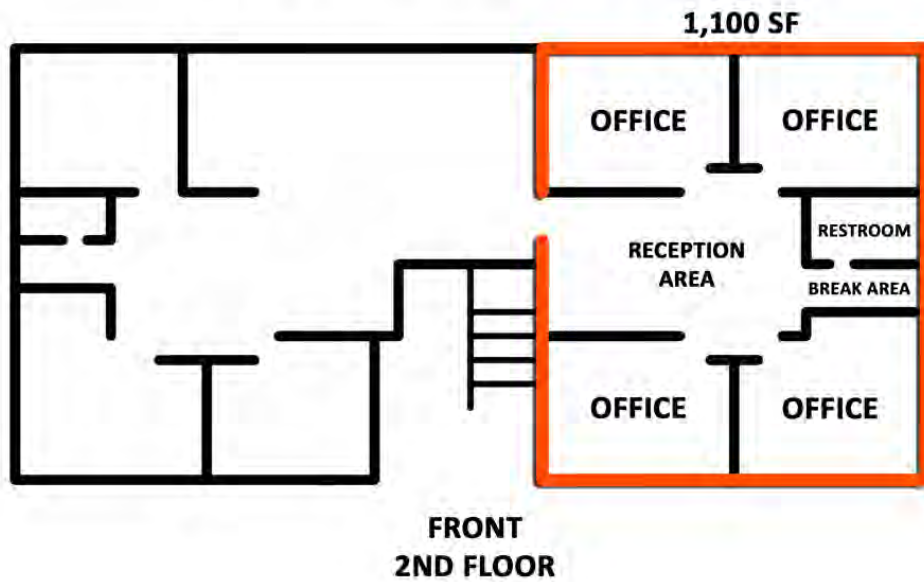
| | | |
|-------------------------|---------------------------|------------------------|
| Year Built: 1988 | Clearance Min: 9' | Exterior: Brick |
| Rehab Year: 1997 | Clearance Max: 18' | Bay Spacing: |
| Floors: 2 | Floor Drains: | Sprinklers: no |
| Class: | | |

Listing Broker(s)

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UPPER LEVEL - FLOOR PLAN & IMAGES

#3 SUNSET HILLS EXECUTIVE PARK



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

*ANNUAL INCREASES

Space Specs

Listing No: 1462.1

Total Unit SF: 1,100 SF
Min Divisible SF: 1,100 SF

3 Sunset Hills Executive Dr
 2nd Floor-Upper Level
 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 Reception Area, 4 Offices, Break Room and Private Restroom.

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

SQUARE FOOT INFO:

Building Total: 5,040 SF
Total Available: 1,100 SF
Direct Lease: 1,100 SF
Sublease: 0 SF
Office: 5,040 SF
Retail: 0 SF
Min Divisible: 1,100 SF
Max Contiguous: 1,100 SF

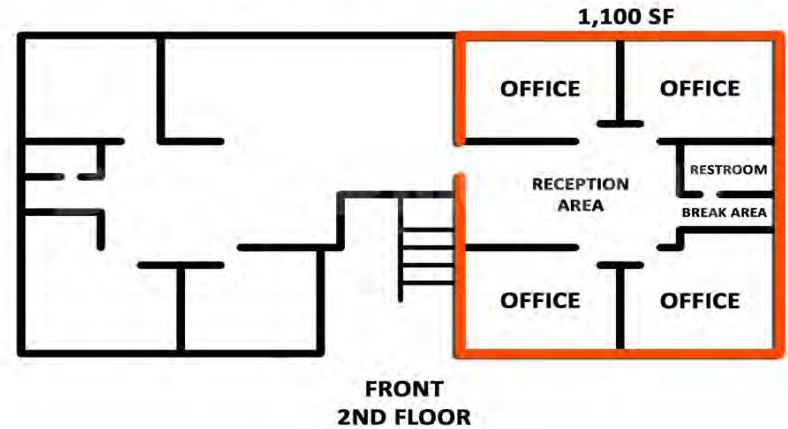
LAND MEASUREMENTS:

Acres: 0.75
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Depth:

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