

Excellent Investment Opportunity 100% Occupied Class A Office

3121 North Illinois, Swansea, Illinois 62226



BARBERMURPHY

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Property Summary

18,185 SF Fully Leased Class A Office Building,
High End Finishes Throughout.

Current tenants have leases through the end of 2025

Excellent Location on IL Route 159, 3.5 Miles to I-64,
20 Minutes to Downtown St. Louis, MO

NOI: \$277,119.56 | CAP: 7.80%

SALE: \$3,550,000

Images

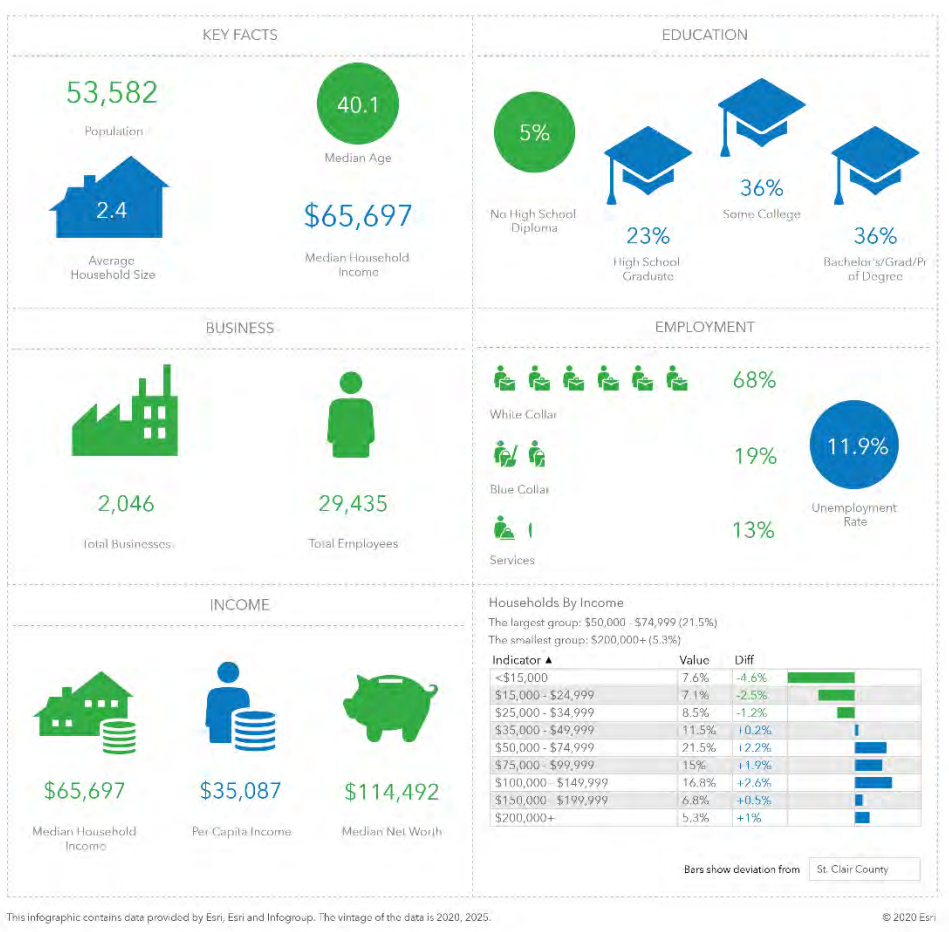


Aerial View

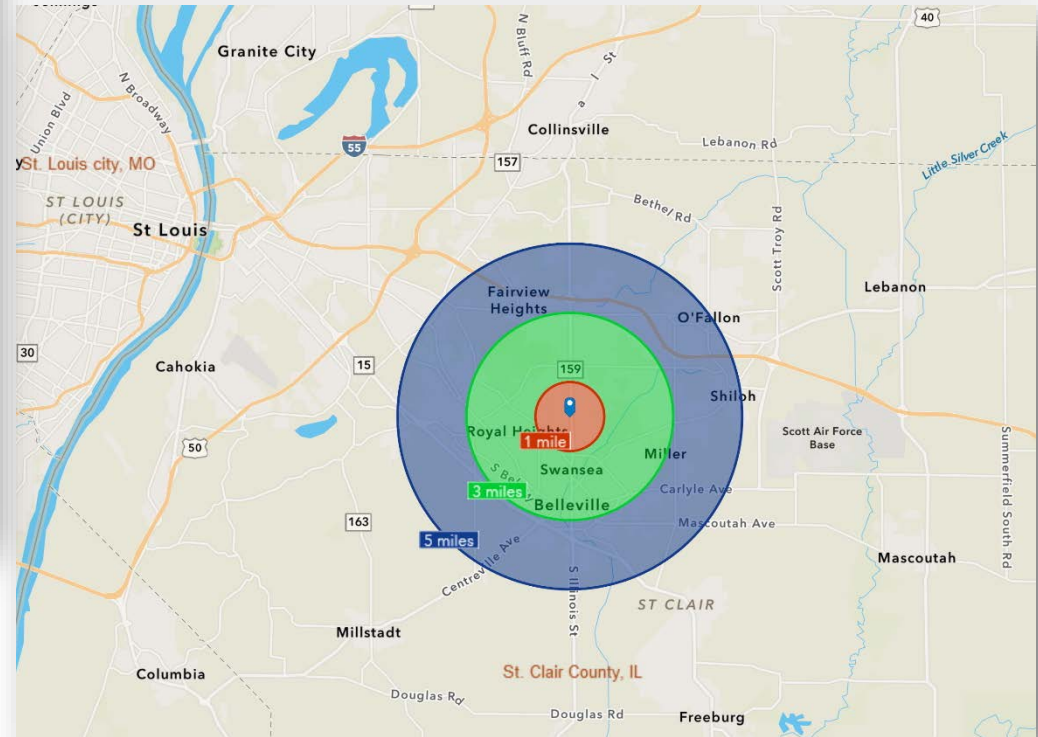
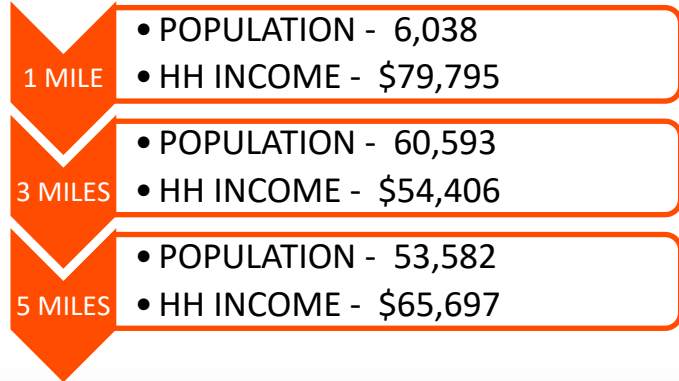


Demographics & Radius Map

5 Mile Demographics



DEMOGRAPHICS



Listing No: 2350

Office

3121 North Illinois Street
Swansea, IL 62226

SALE INFORMATION:

For Sale: Yes
Sale Price: \$3,550,000
Sale Price/SF: \$195.00
CAP Rate: 7.80%
GRM: 11.90
NOI: \$277,120

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

100% occupied office building with Merrill Lynch and Rice Sullivan as occupants. Complex was built specifically for each back in 2004 and renovated in 2006. Both signed 5-year leases until the end of 2025. Financials available upon receipt of a fully executed CA. Medical and financial services tenants occupy neighboring buildings.

Total SF Available: 18,185 SF
Min Divisible SF: 18,185 SF

SQUARE FOOT INFO:

Building Total: 18,185 SF
Total Available: 18,185 SF
Direct Lease: 0 SF
Sublease:
Office: 18,185 SF
Retail: 18,185 SF
Min Divisible: 18,185 SF
Max Contiguous: 18,185 SF

LAND MEASUREMENTS:

Acres: 2.10
Frontage: 219 FT
Depth: 442 FT

PROPERTY INFORMATION:

Parcel No: 08-09.0-206-022	TIF: No	Parking: 66
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: PB - Planned Business	Survey: No	Traffic Count: 18,000
Zoning By: Village of Swansea	Environmental: No	Property Tax: \$57,751.00
Complex:	Archaeological: No	Tax Year: 2019
Prior Use:		



STRUCTURAL DATA:

Year Built: 2004	Clearance Min: 7	Exterior: Brick
Rehab Year: 2006	Clearance Max: 10	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: No
Class: A		

Listing Broker(s)

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