

# 7,000 SF MEDICAL SUITE FOR SUB-LEASE

1197 Fortune Blvd., Shiloh, Illinois 62269



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Mike Durbin  
C: 618.960.8675  
[MikeD@barbermurphy.com](mailto:MikeD@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.

# AREA MAP



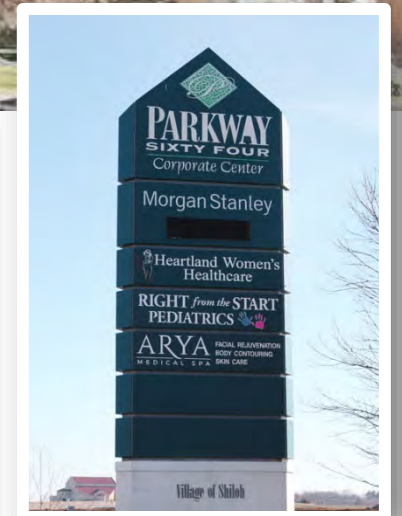
## PROPERTY SUMMARY

- Turnkey medical facility located in a fast growing office corridor
- Highly visible monument signage off I-64 with 59,000 ADT
- Close proximity to the new Memorial East and St. Elizabeth's Hospitals
- 20 minutes from downtown St. Louis
- Sublease through November 30<sup>th</sup>, 2030

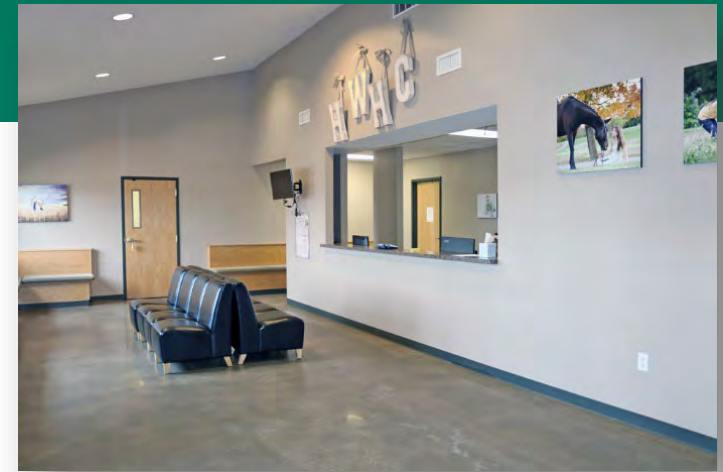
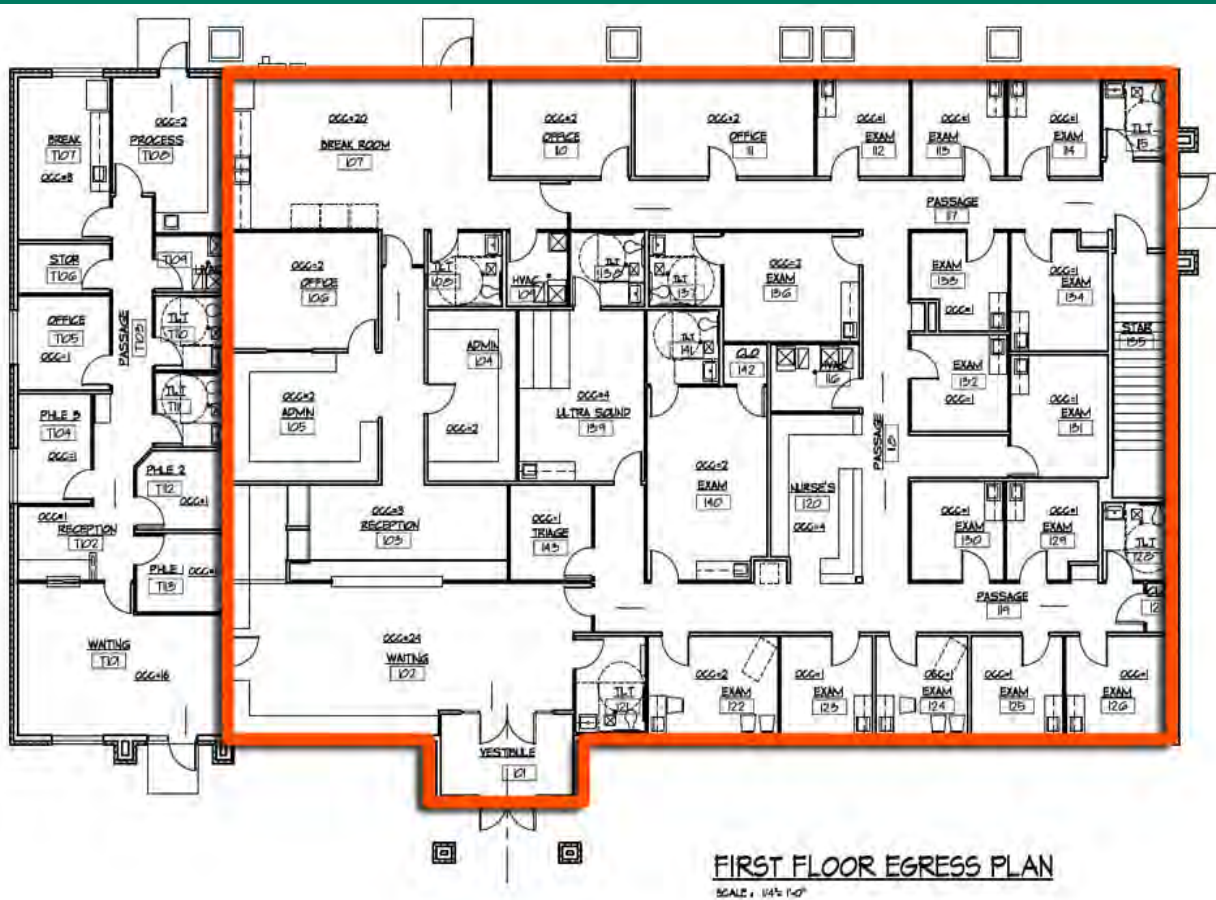
LEASE RATE: \$22.00/SF, NNN

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# IMAGES



# INTERIOR IMAGES & FLOOR PLAN



**Listing No:** 2363**Office****Medical**1197 Fortune Boulevard  
Shiloh, IL 62269**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$22.00**Lease Type:** NNN**Net Charges:** \$6.00**CAM Charges:****Lease Term:****Leasing Comments:**

7000 +SF available for sub lease in growing Shiloh area. Class A medical facility with 14 exam rooms, 2 ultra sound rooms, 1 dedicated procedure room, 3 physicians offices, 2 administration offices, large reception and waiting room, nurses station and 7 ADA restrooms, sinks in all exam rooms. Flooring is sealed cement throughout. Good-sized parking lot. Neighboring tenant is Quest Diagnostics.

**Comments**

Professional Office Building in Parkway 64 Corporate Center. Building is located near the new Memorial and St. Elizabeth's Hospitals and the new Siteman Cancer Center.

**Total SF Available:** 7,084 SF**Min Divisible SF:** 7,084 SF**SQUARE FOOT INFO:****Building Total:** 8,568 SF**Total Available:** 7,084 SF**Direct Lease:** 0 SF**Sublease:** 7,084 SF**Office:** 7,084 SF**Retail:** 0 SF**Min Divisible:** 7,084 SF**Max Contiguous:** 7,084 SF**LAND MEASUREMENTS:****Acres:** 1.05**Frontage:** 138 FT**Depth:** 263 FT**PROPERTY INFORMATION:****Parcel No:** 04-31.0-330-044**County:** St. Clair**Zoning:** B-4**Zoning By:** Village of Shiloh**Complex:****Prior Use:** Medical Office**TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** 43**Surface Type:** Asphalt**Traffic Count:** 59,000 on I-64**Property Tax:** \$36,521.56**Tax Year:** 2021**STRUCTURAL DATA:****Year Built:** 2014 **Clearance Min:** 7' **Exterior:** Brick**Rehab Year:** **Clearance Max:** 10' **Bay Spacing:****Floors:** 1 **Floor Drains:** **Sprinklers:****Class:** A**Listing Broker(s)**

Mike Durbin  
Office: (618) 277-4400  
miked@barbermurphy.com  
Cell: (618) 960-8675