

2 Office Spaces for Lease

1803 Ramada Blvd., Collinsville, IL 62234



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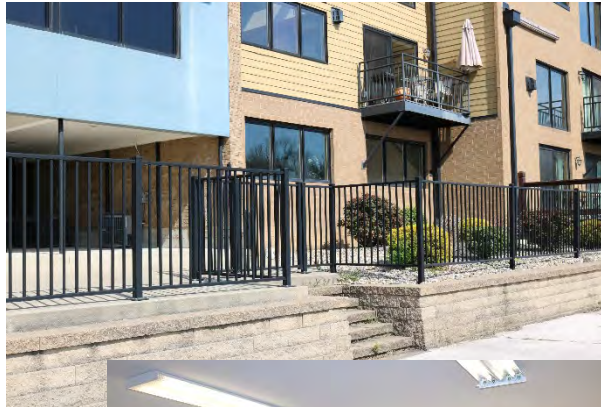
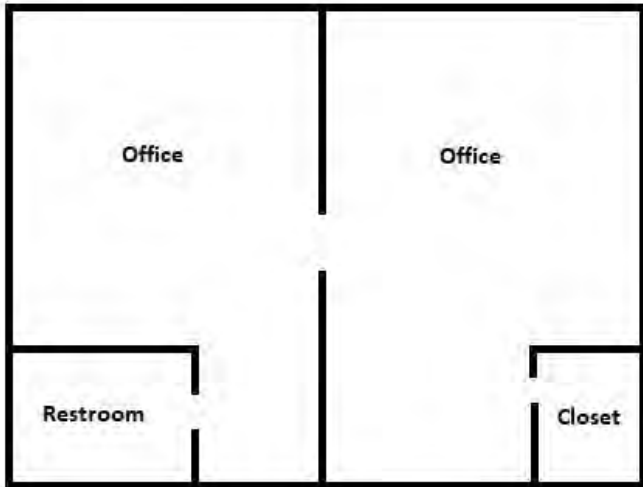


Property Summary

500 SF Executive Office & 920 SF Build to Suit Office Suite for Lease. Located in a High Growth and Development Area. Keypad Access. Tenant Improvements Negotiable.

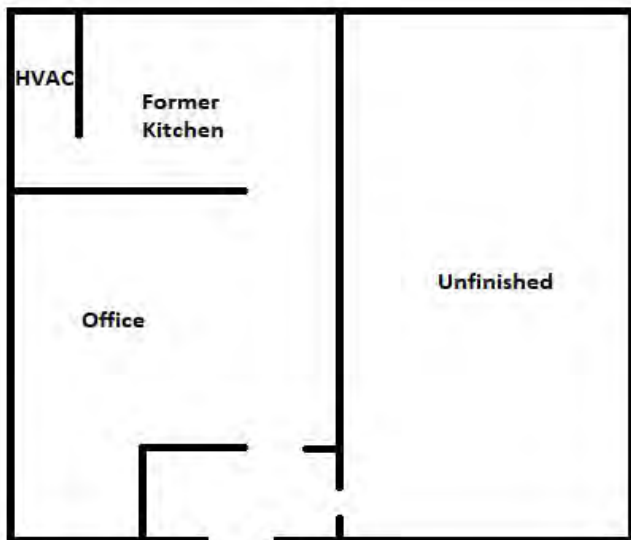
LEASE RATE: \$12 per SF, Modified Gross

FLOOR PLANS & IMAGES



500 SF Office Space is separated into two rooms overlooking the bluffs in Collinsville, but can be combined to one large room if needed.

920 SF Build to Suit Office Suite overlooking the bluffs



AREA MAP



Listing No: 2389

Office

1803 Ramada Blvd Collinsville
1803 Ramada Blvd
Collinsville, IL 62234

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.00
Lease Type: Modified Gross

Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

2 individual suites available totaling 1,420 SF. 500 SF office space is separate into two rooms overlooking the bluffs in Collinsville, but can be combined to one large room if needed. The 920 SF space also overlooks the bluffs, and would require some improvements. Elevator access. Landlord willing to handle build out depending on tenant's needs.

Comments

Total SF Available: 1,420 SF
Min Divisible SF: 500 SF

SQUARE FOOT INFO:

Building Total: 34,000 SF
Total Available: 1,420 SF
Direct Lease: 1,420 SF
Sublease: 0 SF
Office: 1,420 SF
Retail: 1,420 SF
Min Divisible: 500 SF
Max Contiguous: 920 SF

LAND MEASUREMENTS:

Acres: 8.34
Frontage: Varies FT
Depth: Varies FT

PROPERTY INFORMATION:

Parcel No:	See Comments	TIF:	Yes	Parking:	100.00
County:	Madison	Enterprise Zone:	Yes	Surface Type:	Asphalt
Zoning:	PR-3	Survey:	Yes	Traffic Count:	46,300 (1-55/70)
Zoning By:	City of Collinsville	Environmental:	No	Property Tax:	\$35,928.00
Complex:	Westview	Archaeological:	No	Tax Year:	2017
Prior Use:					

STRUCTURAL DATA:

Year Built:	1976	Clearance Min:	Exterior:	Varies
Rehab Year:	2008	Clearance Max:	Bay Spacing:	
Floors:	2	Floor Drains:	Sprinklers:	Yes
Class:				

Listing Broker(s)

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