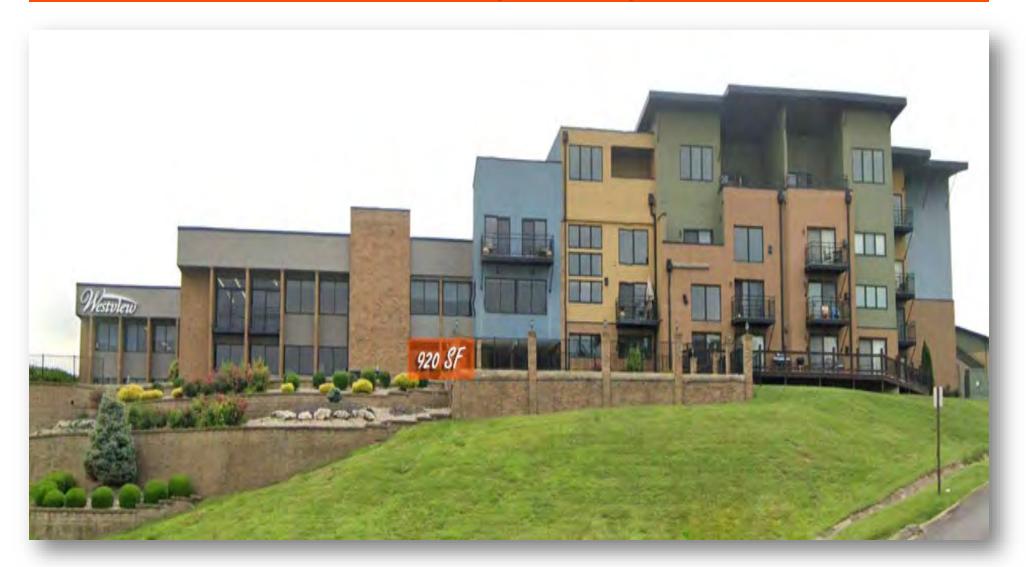
920 SF Office Space for Lease

1803 Ramada Blvd., Collinsville, IL 62234



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COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com MikeD@barbermurphy.com Paul Murphy Designated Managing Broker C: 618.954.9901 Paul@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.



Property Summary

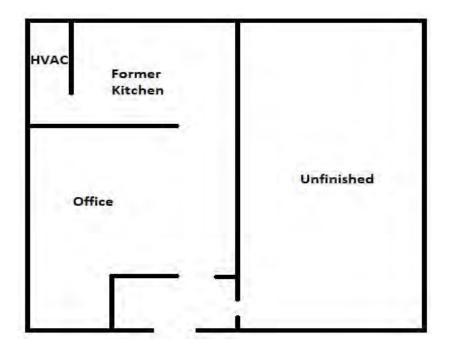
920 SF Build to Suit Office Suite for Lease. Located in a High Growth and Development Area. Keypad Access. Tenant Improvements Negotiable.

LEASE RATE: \$12 per SF, Modified Gross

FLOOR PLAN & IMAGES







920 SF Build to Suit Office Suite overlooking the bluffs

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AREA MAP



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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:

920 SF office space overlooking the Collinsville bluffs. Space would require improvements for occupancy. Elevator access. Landlord willing to handle build out depending on favorable terms.

Total SF Available: Min Divisible SF:	920 SF 920 SF	
SQUARE FOOT INFO:		
Building Total:	34,000 SF	
Total Available:	920 SF	
Direct Lease:	920 SF	
Sublease:	0 SF	
Office:	920 SF	
Retail:	920 SF	
Min Divisible:	920 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 (I-55/70)
Zoning By:	City of Collinsville	Environmental:	No	Property Tax:	\$35,928.00
Complex:	Westview	Archaeological:	No	Tax Year:	2017
Prior Use:					

STRUCTURA	AL 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)
Mike Durbin
Office: (618) 277-4400
miked@barbermurphy.com

Cell: (618) 960-8675

Paul Murphy, Des. Managing Broker Office: 618-277-4400 paul@barbermurphy.com Cell: (618) 954-9901

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Comments