

920 SF Office Space for Lease

1803 Ramada Blvd., Collinsville, IL 62234



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Mike Durbin
C: 618.960.8675
MikeD@barbermurphy.com

Paul Murphy
Designated Managing Broker
C: 618.954.9901
Paul@barbermurphy.com



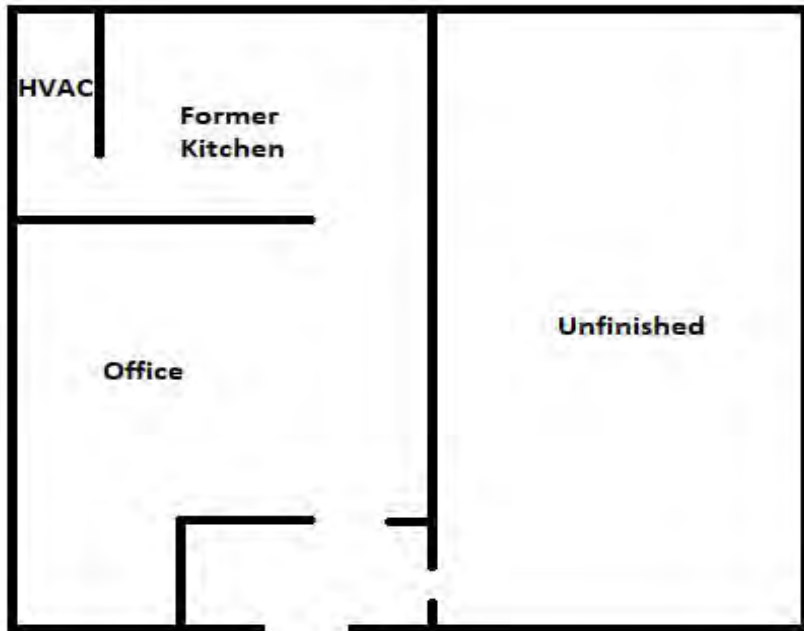


Property Summary

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

AREA MAP



Listing No: 2389

Office1803 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
GrossNet 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.**Comments**Total SF Available: 920 SF
Min Divisible 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:					

**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)Mike Durbin
Office: (618) 277-4400
miked@barbermurphy.com
Cell: (618) 960-8675Paul Murphy, Des. Managing Broker
Office: 618-277-4400
paul@barbermurphy.com
Cell: (618) 954-9901