

# 1,638 SF Office Suite for Lease

7 Park Place - Suite C, Swansea, IL 62226



**BARBERMURPHY**

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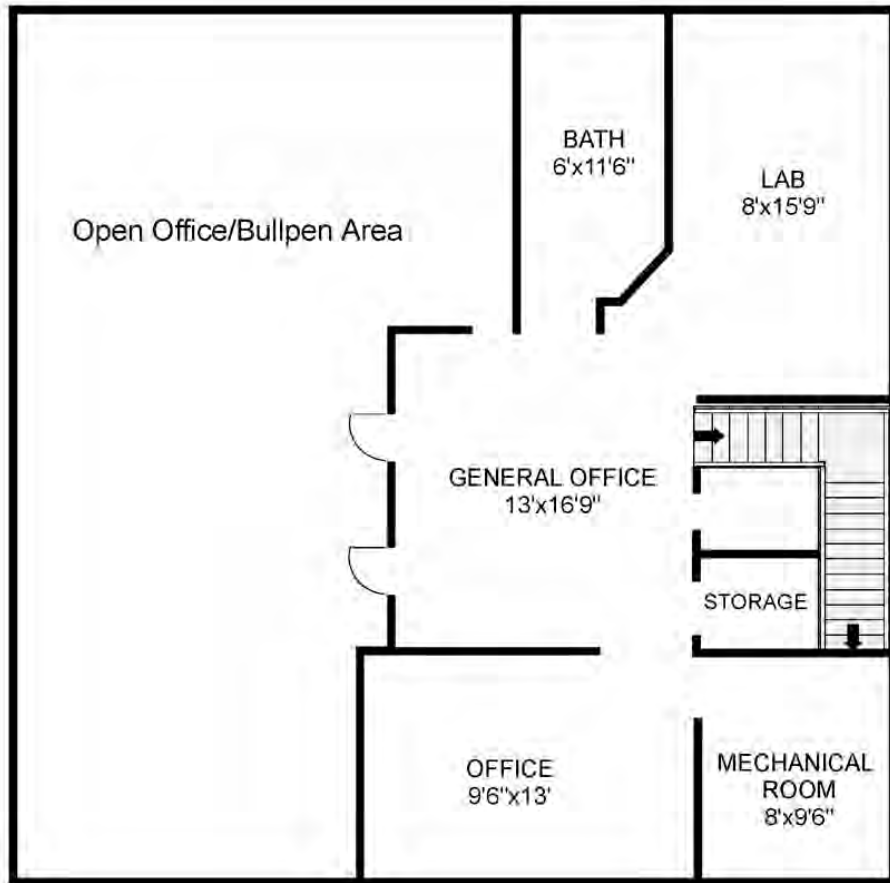
## PROPERTY SUMMARY

- 1,638 SF Lower Level Office Suite
- 2 Offices (potentially 5) with Large Open Space
- Ideal Financial Services or Lab Space
- LED Lighting

**LEASE RATE: \$10.00 per SF, Gross**

**Tenant pays all utilities**

**\*Real Estate Broker Owned**



**1,638 SF Lower Level**  
**2 Offices, Lab, Restroom**  
**Large Open Office/Bullpen Area**



**Listing No:** 2527  
**Office**  
**Former Medical**

7 Park Place # C  
 7 Park Place # A / #C  
 Swansea, IL 62226

**SALE INFORMATION:**

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

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$10.00  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

1,638 SF available on lower level. Access is through main level entrance, with wide stairwell and high ceilings. 5 potential offices (2 existing with large open space). Good sized restroom on lower level.

**Comments**

**Total SF Available:** 1,638 SF  
**Min Divisible SF:** 1,638 SF

**SQUARE FOOT INFO:**

**Building Total:** 3,276 SF  
**Total Available:** 1,638 SF  
**Direct Lease:** 1,638 SF  
**Sublease:** 0 SF  
**Office:** 1,638 SF  
**Retail:** 0 SF  
**Min Divisible:** 1,638 SF  
**Max Contiguous:** 1,638 SF

**LAND MEASUREMENTS:**

**Acres:** 0.05  
**Frontage:**  
**Depth:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-16.0-202-024	<b>TIF:</b> No	<b>Parking:</b>	
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b>	Asphalt
<b>Zoning:</b> Planned Business	<b>Survey:</b> No	<b>Traffic Count:</b>	
<b>Zoning By:</b> Swansea	<b>Environmental:</b> No	<b>Property Tax:</b>	\$5,942.92
<b>Complex:</b> Park Place	<b>Archaeological:</b> No	<b>Tax Year:</b>	2021
<b>Prior Use:</b> Medical Office			



**STRUCTURAL DATA:**

<b>Year Built:</b> 1988	<b>Clearance Min:</b> 9	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b> 9	<b>Bay Spacing:</b>
<b>Floors:</b> 2	<b>Floor Drains:</b>	<b>Sprinklers:</b> No
<b>Class:</b>		

**Listing Broker(s)**

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