Professional Office Space for Lease

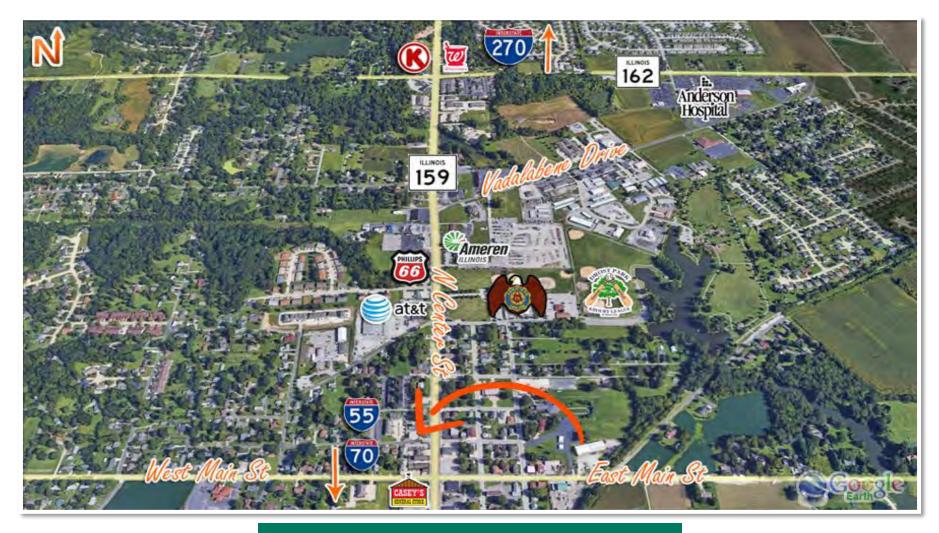


COMMERCIAL REAL ESTATE SOLUTIONS

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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

- 1,309 SF Suite for Lease on Main Level
- Suite has 5 Large Offices, Reception Area, Kitchenette & Restroom
- Excellent Frontage on N Center St. (IL-159)
- Monument Signage

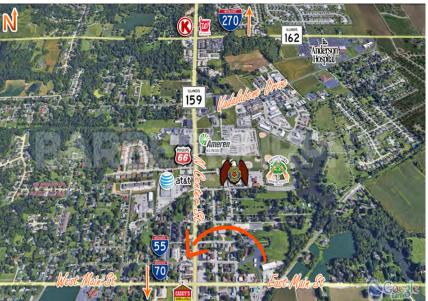
LEASE RATE: \$1,500/Month, Gross



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Listing No: Office	2463	Total SF A Min Divisi	
Maryville office space 2201 N Center St Maryville, IL 62062		SQUARE Building To Total Availa Direct Leas	
SALE INFORMATION:		Sublease:	
For Sale: Sale Price: Sale Price/SF: CAP Rate: GRM: NOI:	No	Office: Retail: Min Divisib Max Contig LAND ME Acres:	
LEASE INFORMATION:		Frontage:	
For Lease: Lease Rate:	Yes \$1,500/Month Gross	Depth:	
Lease Type: Net Charges:	01055	PROPER	

Total SF Available: Min Divisible SF:	1,309 SF 1,309 SF			
SQUARE FOOT INFO:				
Building Total:	2,618 SF			
Total Available:	1,309 SF			
Direct Lease:	1,309 SF			
Sublease:	0 SF			
Office:	1,309 SF			
Retail:	0 SF			
Min Divisible:	1,309 SF			
Max Contiguous:	1,309 SF			
LAND MEASUREMENTS:				
Acres:	0.14			
Frontage:	50 FT			
Depth:	130 FT			



PROPERTY INFORMATION:					
Parcel No:	13-2-21-11-10-103-030	TIF:	No	Parking:	Shared
County:	Madison	Enterprise Zone:	No	Surface Type:	Concrete
Zoning:	B-1	Survey:	No	Traffic Count:	18,100
Zoning By:	Maryville	Environmental:	No	Property Tax:	\$6,511
Complex:		Archaeological:	No	Tax Year:	2023
Prior Use:					

STRUCTURAL DATA:				
Year Built:	1999	Clearance Min:	Exterior:	
Rehab Year:		Clearance Max:	Bay Spacing:	
Floors:		Floor Drains:	Sprinklers:	
Class:				

Comments

CAM Charges: Lease Term:

Leasing Comments:

Main level is \$1,500/Month

Professional office space with excellent frontage on IL-159 (Center St). Main level has 5 large offices, reception area, 1 restroom and kitchenette .

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376

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