

WHISPERING HEIGHTS

ONLY TWO OFFICE/RETAIL SUITES REMAINING

1001-1010 Enclave Blvd. | Edwardsville, IL 62025



WHISPERING
heights

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@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.



WHISPERING *heights*

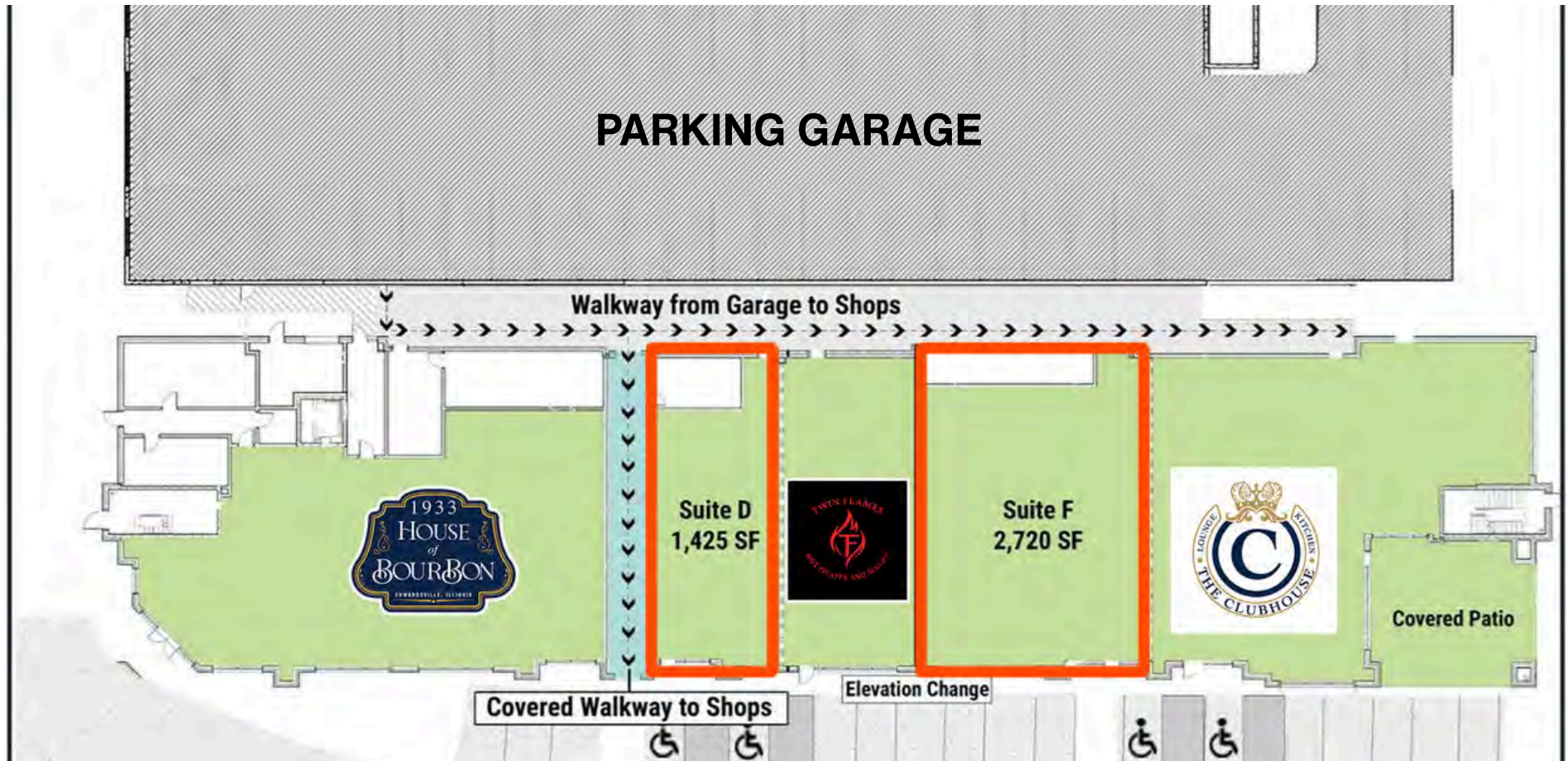
Whispering Heights is a premier mixed-use development located in a high growth area. The complex fronts IL Route 157 with over 12,000 CPD. There are 153 Luxury Apartment with over 1,000 residential tenants currently residing in the complex.

There are currently (2) Class A Office/Retail Suites available for Lease ranging from 1,425 to 2,720 SF.

Current Tenants: 1933 House of Bourbon, Twin Flames Hot Pilates, Clubhouse Lounge & Kitchen, Front Office Wealth Advisors and Busy Body Meals.

AVAILABLE SPACES

1001-1010 Enclave Blvd., Edwardsville, IL 62025



NORTH BUILDING

SUITE C: 1933 House of Bourbon

SUITE D: 1,425 SF

SUITE E: Twin Flames Pilates

SUITE F: 2,720 SF

SUITE G: Clubhouse Lounge & Kitchen

SOUTH BUILDING

SUITE A: Front Office Wealth Advisors

SUITE B: Busy Body Meals



AREA MAP

1001-1010 Enclave Blvd., Edwardsville, IL 62025



LOCATION OVERVIEW

Whispering Heights is located directly between Downtown Edwardsville & Southern Illinois University Edwardsville (SIUE). Edwardsville is located on the thriving Illinois side of the Mississippi River, just half an hour from St. Louis, Missouri and is known as “The Retail Hub of Madison County”.

OFFICE/RETAIL SUMMARY

1001-1010 ENCLAVE BLVD., EDWARDSVILLE, IL 62025

LISTING # 2476

LOCATION DETAILS:

Parcel # 14-2-15-10-04-401-002
County: IL - Madison
Zoning: B2 - City of Edwardsville

PROPERTY OVERVIEW:

Building SF: 17,730
Vacant SF: 4,145
Min Divisible SF: 1,425
Max Contig SF: 2,720
Office SF: 4,145
Retail SF: 4,145
Signage: Yes
Parking Ratio: 5.8/1000

STRUCTURAL DATA:

Year Built: 2018
Building Class: A



LEASE INFORMATION:

Lease Rate: \$25.00 /SF
Lease Type: NNN
NNN Expenses: \$6.40

DEMOGRAPHICS:

Traffic Count: 12,400

PROPERTY DESCRIPTION:

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