

1,000 SF Office Space for Lease

3001 Godfrey Rd., Godfrey, IL 62035



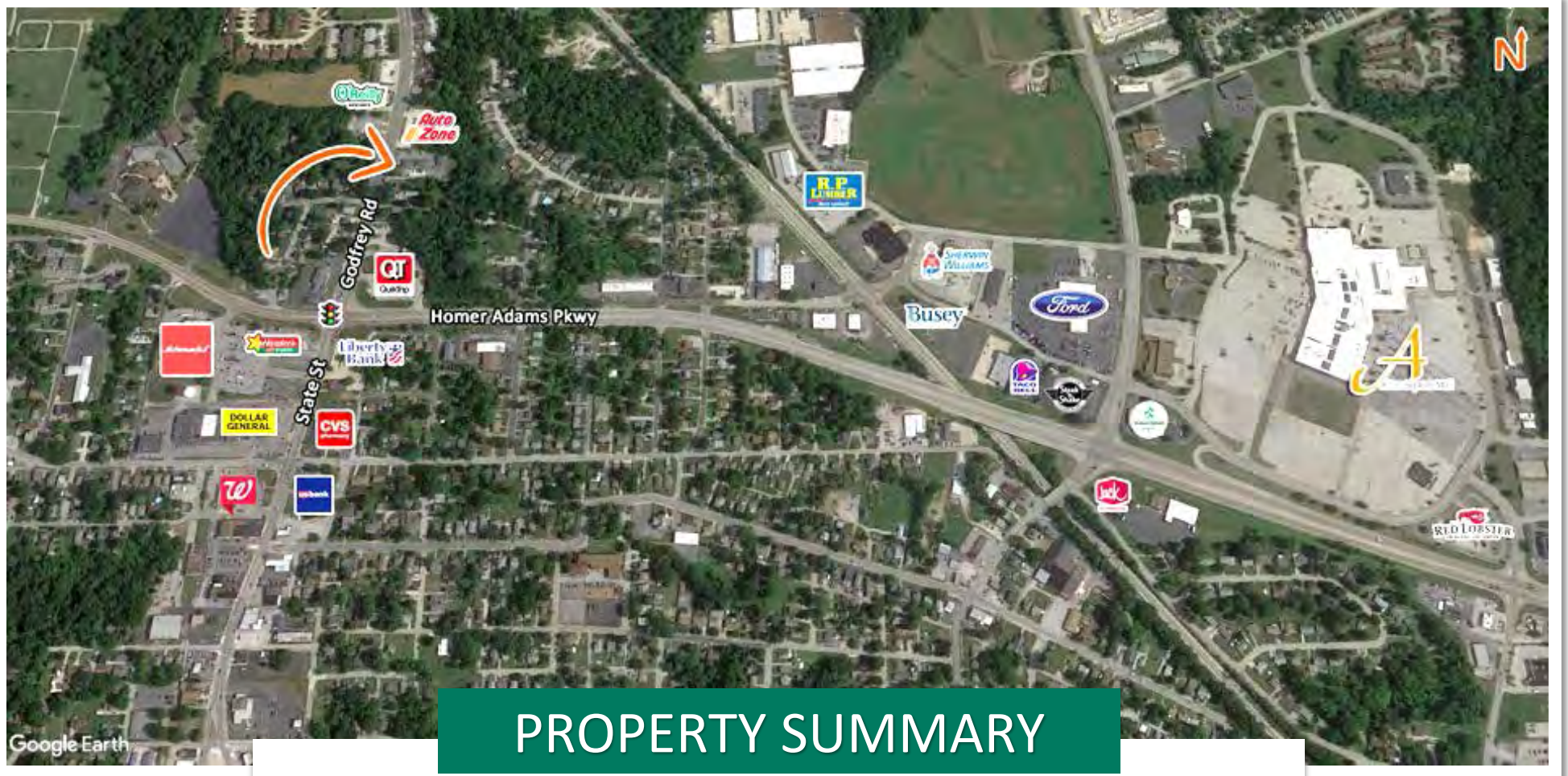
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

- 1,000 SF Professional Office Space.
- Common Reception Area, 2 Offices, File/Copy Room, Common Break Room and Restrooms.

LEASE RATE: \$16.80 per SF, Gross



Listing No: 2479

Office

3001 Godfrey Rd
Godfrey, IL**SALE INFORMATION:**For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:**LEASE INFORMATION:**For Lease: Yes
Lease Rate: \$16.80
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:**Leasing Comments:****Comments**

1,000 SF of professional office space. Common reception area, 2 offices, file copy room, common break room and restrooms. tenant pays 2/5th of utility bill.

Total SF Available: 1,000 SF
Min Divisible SF: 1,000 SF**SQUARE FOOT INFO:**Building Total: 1,000 SF
Total Available: 1,000 SF
Direct Lease: 1,000 SF
Sublease: 0 SF
Office: 1,000 SF
Retail: 1,000 SF
Min Divisible: 1,000 SF
Max Contiguous: 1,000 SF**LAND MEASUREMENTS:**Acres:
Frontage:
Depth:**PROPERTY INFORMATION:**

Parcel No:	24-2-01-35-14-301-030-01C	TIF:	No	Parking:	Common Area
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-2	Survey:	No	Traffic Count:	22,000
Zoning By:	Godfrey	Environmental:	No	Property Tax:	
Complex:		Archaeological:	No	Tax Year:	
Prior Use:	Stock Broker				

**STRUCTURAL DATA:**

Year Built:	Clearance Min:	9'	Exterior:	Brick
Rehab Year:	Clearance Max:	9'	Bay Spacing:	
Floors: 1	Floor Drains:		Sprinklers:	
Class:				

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