

223 S Main St., Edwardsville, IL 62025



1,075 SF Office Building for Lease

BARBERMURPHY

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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

- Flexible Office Space
- Active Downtown Corridor in Growth Market
- 12,000 ADT

LEASE RATE: \$20.00 per SF, NNN

***contact broker for NNN fee's**

Listing No: 2517

Office

223 S Main Street
Edwardsville, IL 62025**SALE INFORMATION:**For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:**LEASE INFORMATION:**For Lease: Yes
Lease Rate: \$20.00
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:**Leasing Comments:**

Flexible office space in active downtown Edwardsville corridor.

CommentsTotal SF Available: 1,075 SF
Min Divisible SF: 1,075 SF**SQUARE FOOT INFO:**Building Total: 1,075 SF
Total Available: 1,075 SF
Direct Lease: 1,075 SF
Sublease: 0 SF
Office: 1,075 SF
Retail: 0 SF
Min Divisible: 1,075 SF
Max Contiguous: 1,075 SF**LAND MEASUREMENTS:**Acres: 0.18
Frontage:
Depth:**PROPERTY INFORMATION:**

Parcel No:	14-2-15-11-15-401-026	TIF:	No	Parking:	
County:	Madison	Enterprise Zone:	No	Surface Type:	
Zoning:	B2	Survey:	No	Traffic Count:	
Zoning By:		Environmental:	No	Property Tax:	\$3,125.08
Complex:		Archaeological:	No	Tax Year:	2020
Prior Use:					

**STRUCTURAL DATA:**

Year Built:	1945	Clearance Min:		Exterior:	Vinyl
Rehab Year:		Clearance Max:		Bay Spacing:	
Floors:		Floor Drains:		Sprinklers:	
Class:	C				

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