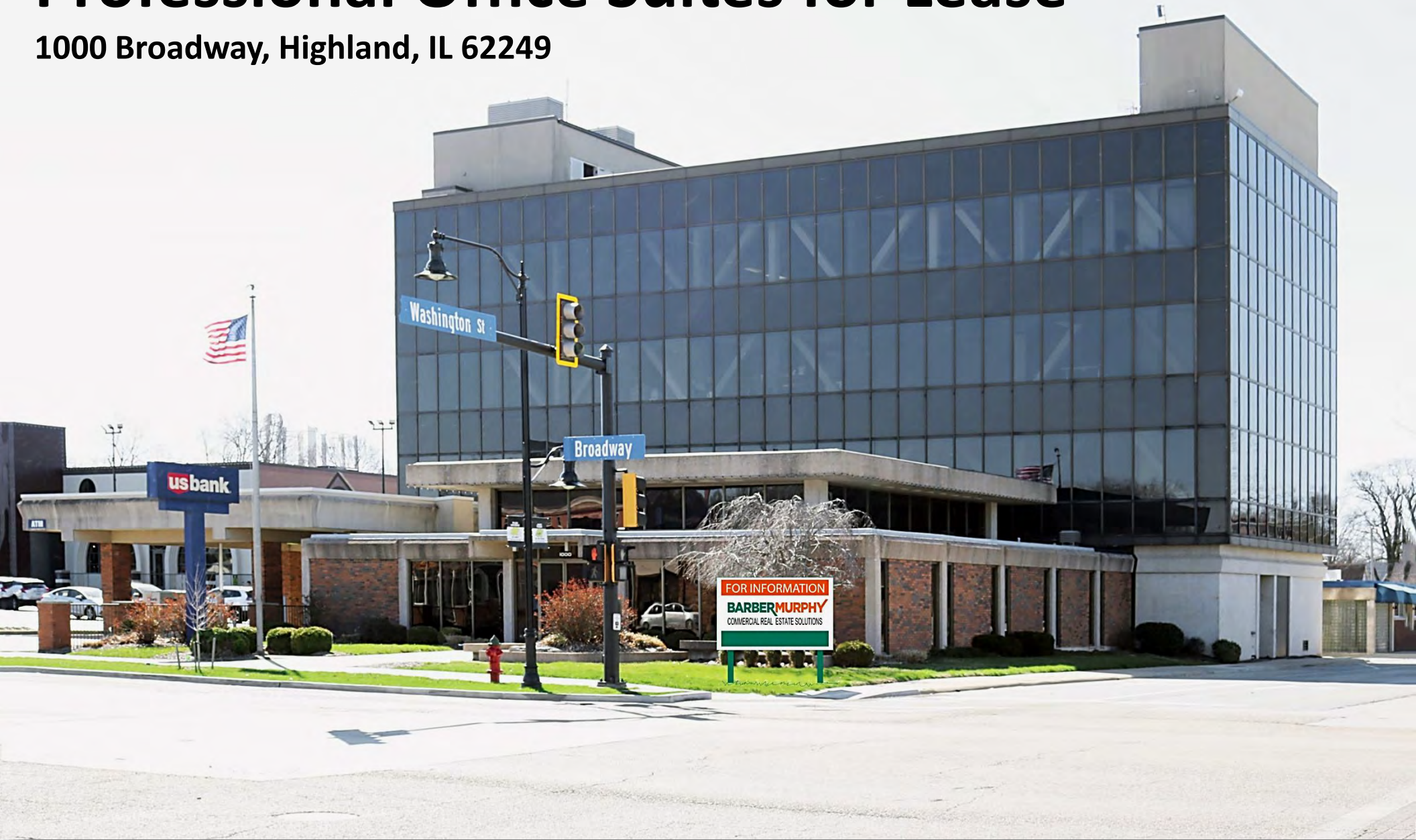


Professional Office Suites for Lease

1000 Broadway, Highland, IL 62249



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Collin Fischer – CCIM

C: 618.420.2376

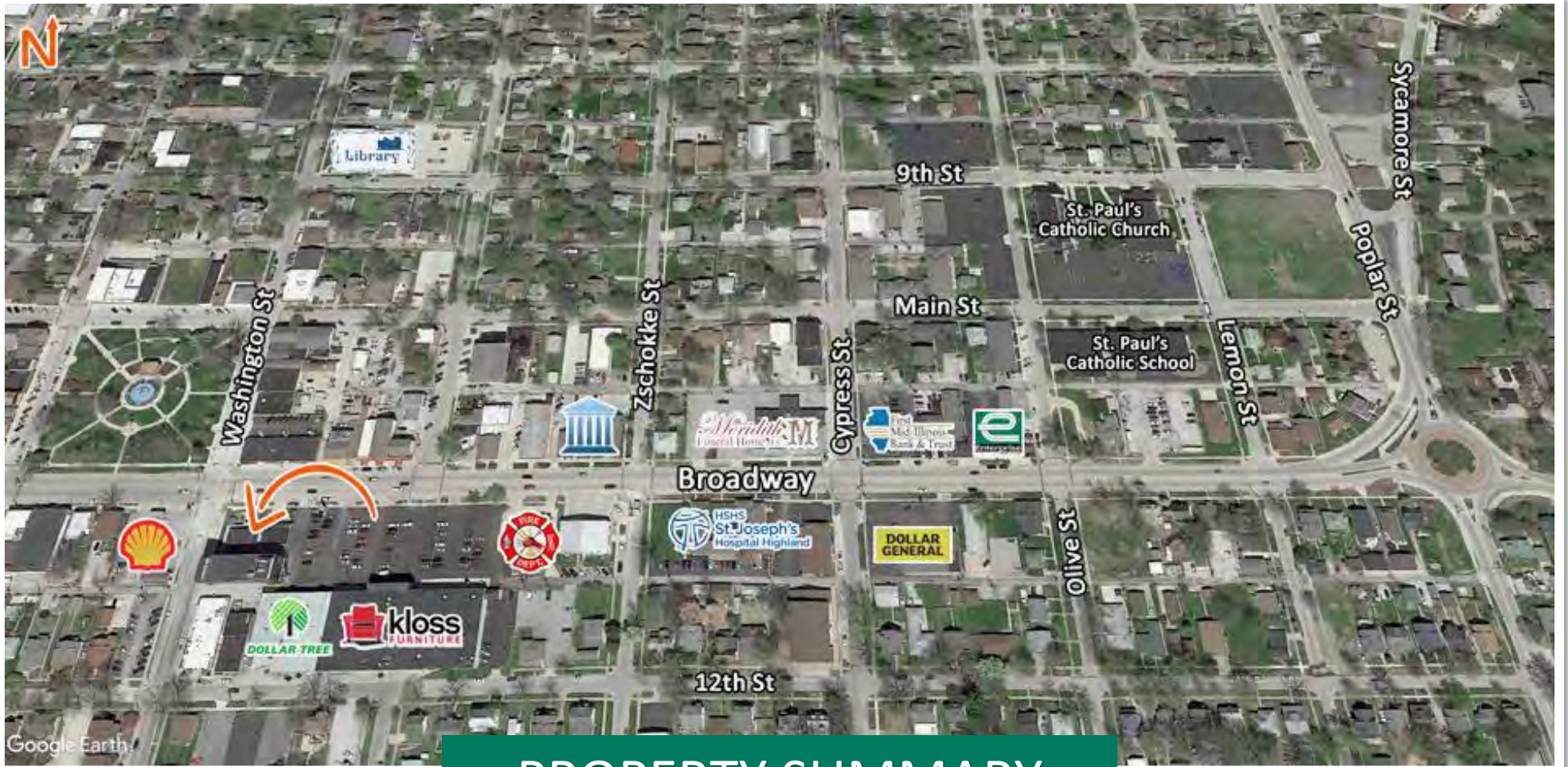
CollinF@barbermurphy.com

Mike Durbin

C: 618.960.8675

MikeD@barbermurphy.com

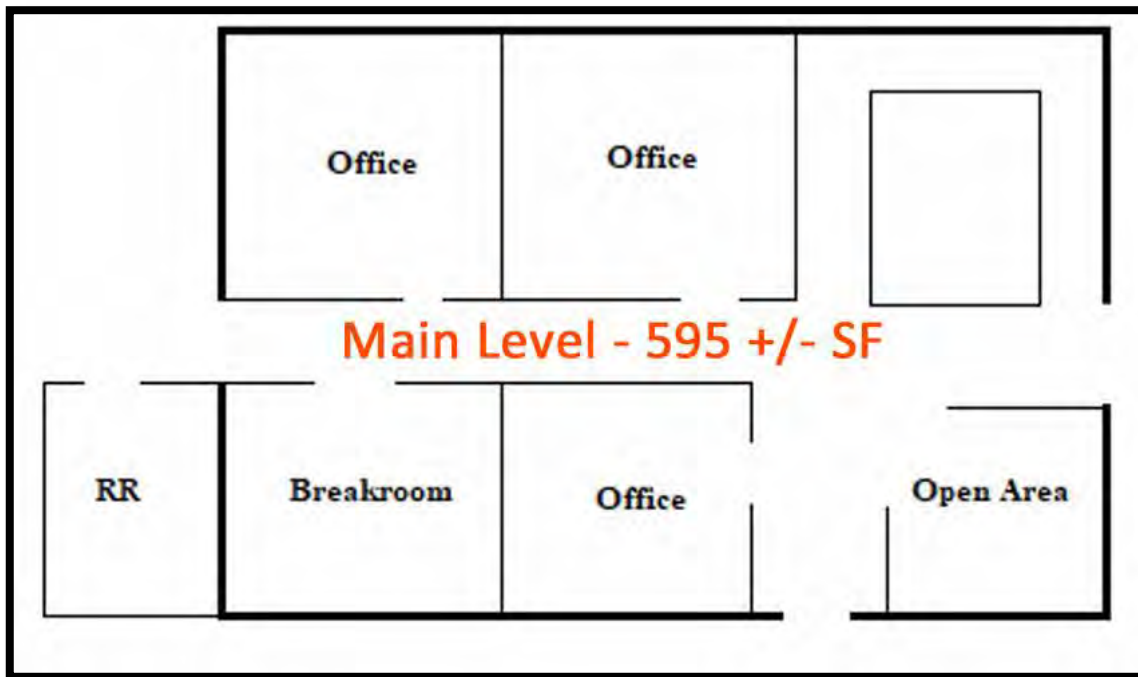




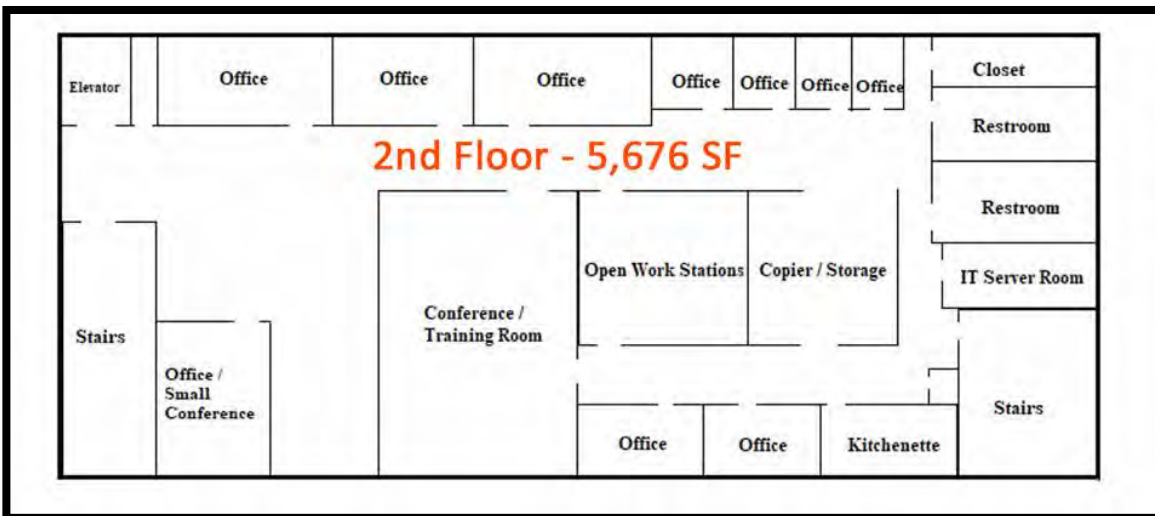
PROPERTY SUMMARY

595 SF – 5,676 SF Office Space available on three floors of the US Bank Building. High Visibility Suites overlooking the downtown Highland Square. Located 4 miles from I-70. Tenant Improvements Negotiable.

LEASE RATE: \$15/SF, FULL SERVICE



Main Level Suite - 595 SF
3 Offices with Breakroom



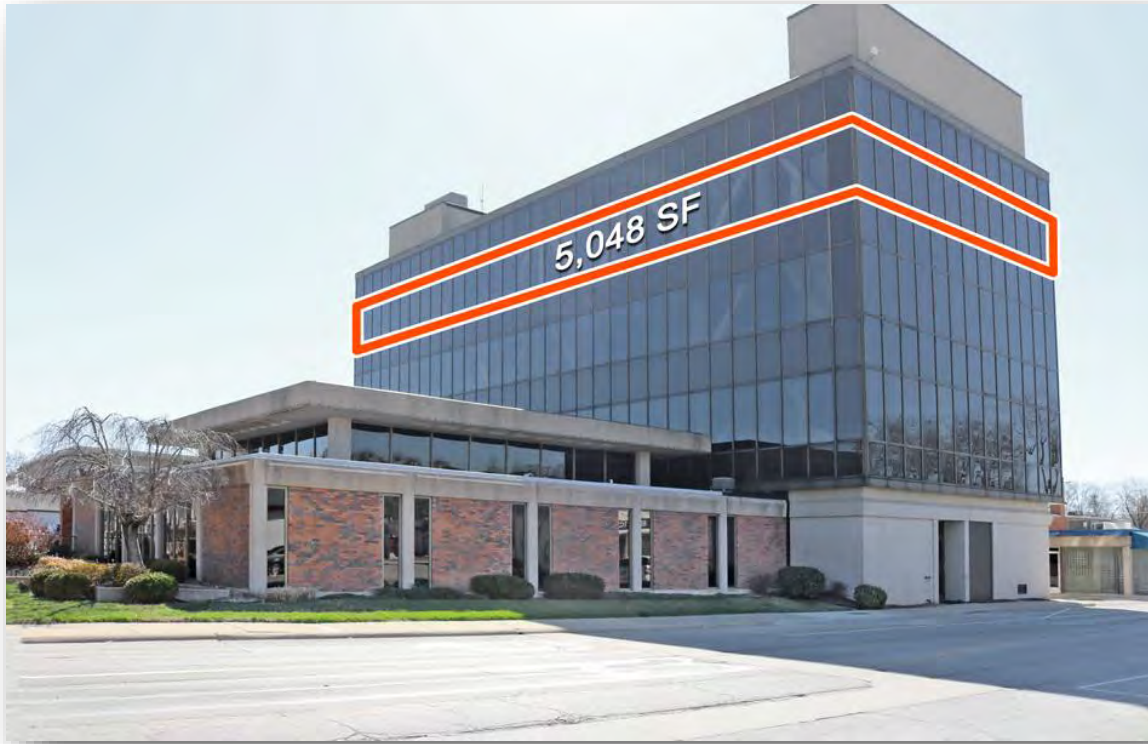
2nd Floor – 5,676 SF

Conference/training room, open bullpen work stations, 10 offices and breakroom/kitchenette



3rd Floor – 5,364 SF

3rd floor is fully built out with 5 offices, 1 large training room, large open bullpen, kitchenette and storage



4th Floor – 5,048 SF

Mostly open floor plan with 2 offices and restroom

Listing No: 2539
Office
US Bank

1000 Broadway
Highland, IL 62249

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$15.00/SF
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

595 SF - 5,676 SF available for lease on 4 different levels. Main level suite has private, side entrance from street. 2nd floor suite has 10 offices, large conference / training room, open bullpen work stations and breakroom / kitchenette. 3rd floor is fully built out with 5 offices, 1 large training room, large open bullpen, kitchenette and storage. 4th floor suite is mostly open. Highly visible location overlooking the Downtown Highland Square. Great opportunity for an expanding office user. All downtown amenities are within walking distance including multiple restaurants and shopping. Tenant Improvements are negotiable.

Comments

Total SF Available: 16,683 SF
Min Divisible SF: 595 SF

SQUARE FOOT INFO:

Building Total: 19,436 SF
Total Available: 16,683 SF
Direct Lease: 16,683 SF
Sublease: 0 SF
Office: 16,683 SF
Retail: 0 SF
Min Divisible: 595 SF
Max Contiguous: 5,676 SF

LAND MEASUREMENTS:

Acres: 0.43
Frontage: 132 FT
Depth: 157 FT

PROPERTY INFORMATION:

Parcel No: 01-2-24-05-07-202-033	TIF: No	Parking: 20
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: C-2 Central Business Dist	Survey: No	Traffic Count: 6800
Zoning By: City of Highland	Environmental: No	Property Tax: \$35,817.40
Complex: US Bank Building	Archaeological: No	Tax Year: 2021
Prior Use: Office		



STRUCTURAL DATA:

Year Built: 1982	Clearance Min: 7	Exterior: Block
Rehab Year:	Clearance Max: 10	Bay Spacing:
Floors: 4	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675	Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376
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