

1,268 SF OFFICE SPACE FOR LEASE

2300 S Central St, Maryville 62062



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



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PROPERTY SUMMARY

- 1,268 SF Office Space with 6 Large Offices
- Private Parking and Across the street from Public Parking
- Excellent Exposure to IL-159

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



Listing No: 2546

Office

2300 South Center St - Office Space on Center St
2300 S Center St
Maryville, IL 62062**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate:

Lease Type: Gross

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

Comments

\$1,500/Month plus utilities. 6 large offices. Great exposure on IL-159. Private parking and across the street from additional public parking.

Total SF Available: 1,268 SF

Min Divisible SF: 1,268 SF

SQUARE FOOT INFO:

Building Total: 2,536 SF

Total Available: 1,268 SF

Direct Lease: 1,268 SF

Sublease:

Office: 1,268 SF

Retail:

Min Divisible: 1,268 SF

Max Contiguous: 1,268 SF

LAND MEASUREMENTS:

Acres: 0.08

Frontage: 55 FT

Depth: 60 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-11-15-402-033.002

County: Madison

Zoning: B-1

Zoning By: Maryville

Complex:

Prior Use: Office

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: Shared

Surface Type: Concrete

Traffic Count:

Property Tax: \$5,387.00

Tax Year: 2020

**STRUCTURAL DATA:**

Year Built: 2004

Rehab Year:

Floors: 2

Class: B

Clearance Min:

Clearance Max:

Floor Drains:

Exterior: Brick

Bay Spacing:

Sprinklers: NA

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