## 1,268 SF OFFICE SPACE FOR LEASE

2300 S Central St, Maryville 62062



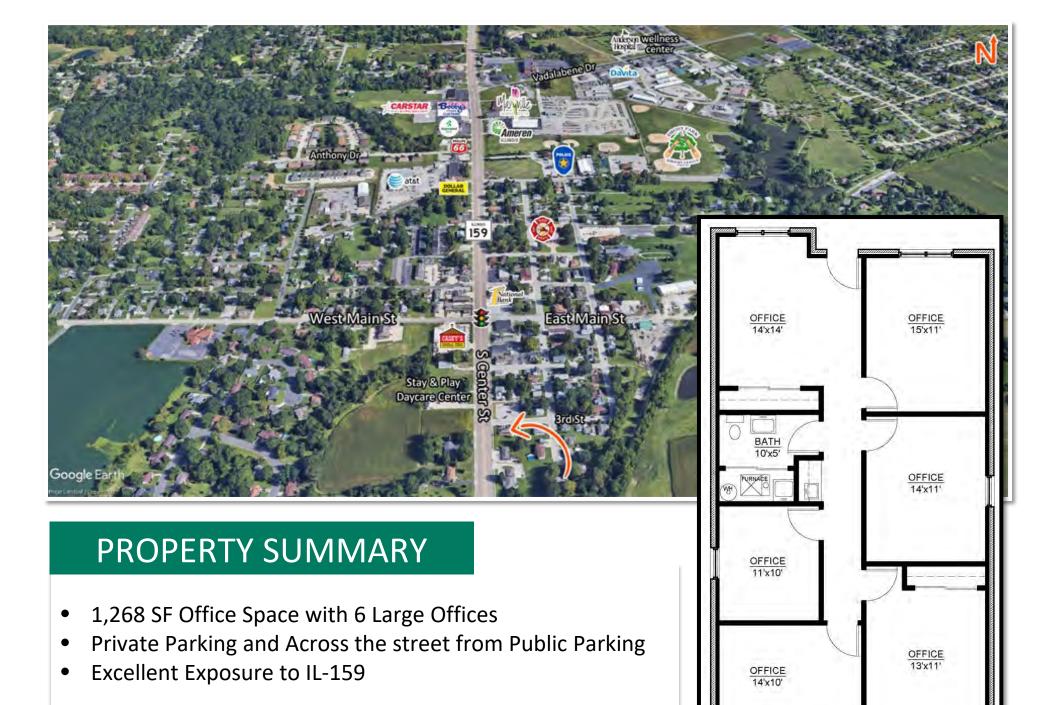


COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Collin Fischer – CCIM C: 618.420.2376 CollinF@barbermurphy.com









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

1,200 SF COMMERCIAL



**Listing No:** 2546

Office

2300 South Center St - Office Space on Center St 2300 S Center St Maryville, IL 62062

**SALE INFORMATION:** 

No For Sale:

Sale Price:

Sale Price/SF:

**CAP Rate:** 

GRM: NOI:

LEASE INFORMATION:

Yes For Lease:

Lease Rate:

Lease Type: Gross

**Net Charges: CAM Charges:** 

Lease Term:

**Leasing Comments:** 

**Total SF Available:** 1,268 SF Min Divisible SF: 1,268 SF

**SQUARE FOOT INFO:** 

**Building Total:** 2,536 SF 1.268 SF **Total Available:** 

**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 55 FT Frontage: Depth: 60 FT



**PROPERTY INFORMATION:** 

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

County: Madison

B-1 Zoning:

Zoning By: Maryville

Complex:

Office **Prior Use:** 

TIF: No Parking: Shared **Enterprise Zone:** No **Surface Type:** Concrete

No **Traffic Count:** Survey:

**Environmental:** No **Property Tax:** \$5,387.00

Archaeological:

No

Tax Year: 2020

**Comments** 

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

STRUCTURAL DATA:

Year Built: 2004 **Clearance Min:** Brick **Exterior:** 

Rehab Year: Clearance Max: **Bay Spacing:** 

Floors: 2 Floor Drains: Sprinklers: NA

В Class:

Listing Broker(s)

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

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