

# Riverbender Building Executive Office Suites for Lease

200 West 3<sup>rd</sup> St., Alton, IL 62002

- Professional Office Suites for Lease
- 100 SF to 3,872 SF Available
- Private Parking Available
- Remodeled in 2021
- Full Service Leases

**LEASE RATES: \$15 - \$25 per SF, Full Service**



**BARBERMURPHY**

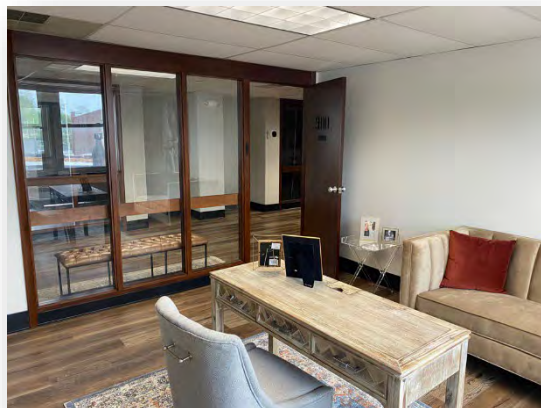
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# IMAGES & AVAILABILITY

SUITE #	SF-VACANT
311	106
403-404	564
408	248
409	223
411	144
412	150
506	175
510-12	628
509	180
601	132
602	338
608	85
611	498
612	149
704	252



Listing No: 2554

Office

Riverbender Building  
200 W. 3rd Street  
Alton, IL 62002

**SALE INFORMATION:**

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

**LEASE INFORMATION:**

For Lease: Yes  
Lease Rate: \$15.00 - \$25.00  
Lease Type: Full Service  
Net Charges:  
CAM Charges:  
Lease Term:

**Leasing Comments:**

Located in downtown Alton Illinois 1 Block from the Riverfront and HWY 67 & HWY 100.

**Comments**

- Flexible Small Professional Office Suites ranging from 85 SF to 808 SF.
- Shared Large Conference Room Space
  - Suites Remodeled in 2021
  - All Common Area Maintenance and Utilities Included

Total SF Available: 3,872 SF  
Min Divisible SF: 85 SF

**SQUARE FOOT INFO:**

Building Total: 32,000 SF  
Total Available: 3,872 SF  
Direct Lease: 3,872 SF  
Sublease: 0 SF  
Office: 3,872 SF  
Retail: 0 SF  
Min Divisible: 85 SF  
Max Contiguous: 808 SF

**LAND MEASUREMENTS:**

Acres: 0.10  
Frontage: 50 FT  
Depth: 90 FT

**PROPERTY INFORMATION:**

Parcel No:	23-2-07-14-06-102-016	TIF:	No	Parking:	Available
County:	Madison	Enterprise Zone:	No	Surface Type:	Concrete
Zoning:	B-1	Survey:	Yes	Traffic Count:	12,500
Zoning By:	City of Alton	Environmental:	No	Property Tax:	\$17,979.00
Complex:	Riverbender Building	Archaeological:	No	Tax Year:	2021
Prior Use:	Bank				

**STRUCTURAL DATA:**

Year Built:	1927	Clearance Min:	8	Exterior:	Brick
Rehab Year:	2021	Clearance Max:	18	Bay Spacing:	N/A
Floors:	7	Floor Drains:		Sprinklers:	Yes
Class:	B				

**Listing Broker(s)**

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