

FOR  
LEASE

# 1,433 SF Professional Office Suite

801B Lincoln Hwy., Fairview Heights, IL 62208



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Mike Durbin  
C: 618.960.8675  
[MikeD@barbermurphy.com](mailto:MikeD@barbermurphy.com)



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.

# AREA MAP



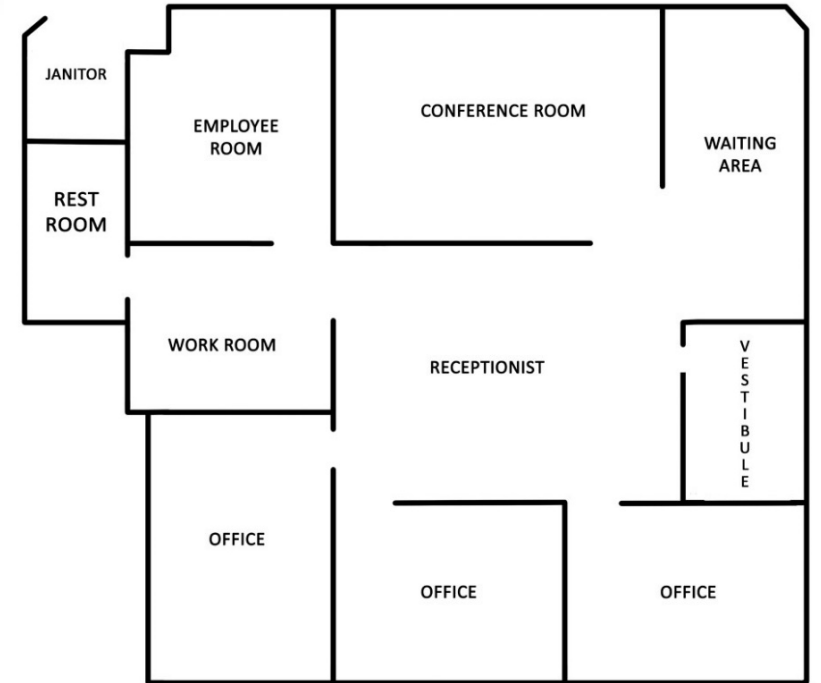
## PROPERTY SUMMARY

- 1,433 SF Office Suite for Lease
- 3 Executive Offices with oversized Conference Room
- Side Entrance of First Community Bank Building
- High Visibility Location with 18,100 ADT
- Less than a mile from I-64, Exit 12

**LEASE RATE: \$12.00 per SF, NNN**  
**NNN Charges: \$8.32/SF**

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# IMAGES



**Listing No:** 2567**Office****Office/Retail**801 Lincoln Highway  
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Fairview Heights, IL 62208**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$12.00**Lease Type:** NNN**Net Charges:** \$8.32**CAM Charges:****Lease Term:****Leasing Comments:**

1,433 SF professional office space available for lease. Suite consists of 3 private offices, oversized conference room, reception, waiting room, kitchenette and break room, copy and filing rom, vestibule entrance and 1 unisex restroom. ADA compliant.

**Comments****Total SF Available:** 1,433 SF**Min Divisible SF:** 1,433 SF**SQUARE FOOT INFO:****Building Total:** 5,970 SF**Total Available:** 1,433 SF**Direct Lease:** 0 SF**Sublease:** 0 SF**Office:** 1,433 SF**Retail:** 0 SF**Min Divisible:** 1,433 SF**Max Contiguous:** 1,433 SF**LAND MEASUREMENTS:****Acres:** 0.78**Frontage:** 200' FT**Depth:** 175' FT**PROPERTY INFORMATION:****Parcel No:** 03-27.0-215-025**County:** St. Clair**Zoning:** B-1**Zoning By:** Fairview Heights**Complex:** First Community  
Credit Union**Prior Use:** Law Office**TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** 13**Surface Type:** Asphalt**Traffic Count:** 18,100**Property Tax:** \$22,533.98**Tax Year:** 2021**STRUCTURAL DATA:****Year Built:** 1974 **Clearance Min:** 7 **Exterior:** Concrete**Rehab Year:** 2004 **Clearance Max:** 9 **Bay Spacing:****Floors:** 1 **Floor Drains:** **Sprinklers:****Class:** B**Listing Broker(s)**Mike Durbin  
Office: (618) 277-4400  
miked@barbermurphy.com  
Cell: (618) 960-8675