

FOR  
LEASE

# 2,886 SF OFFICE SUITE

2810 Frank Scott Pkwy. (Suite 812), Belleville, IL 62226



**BARBERMURPHY**

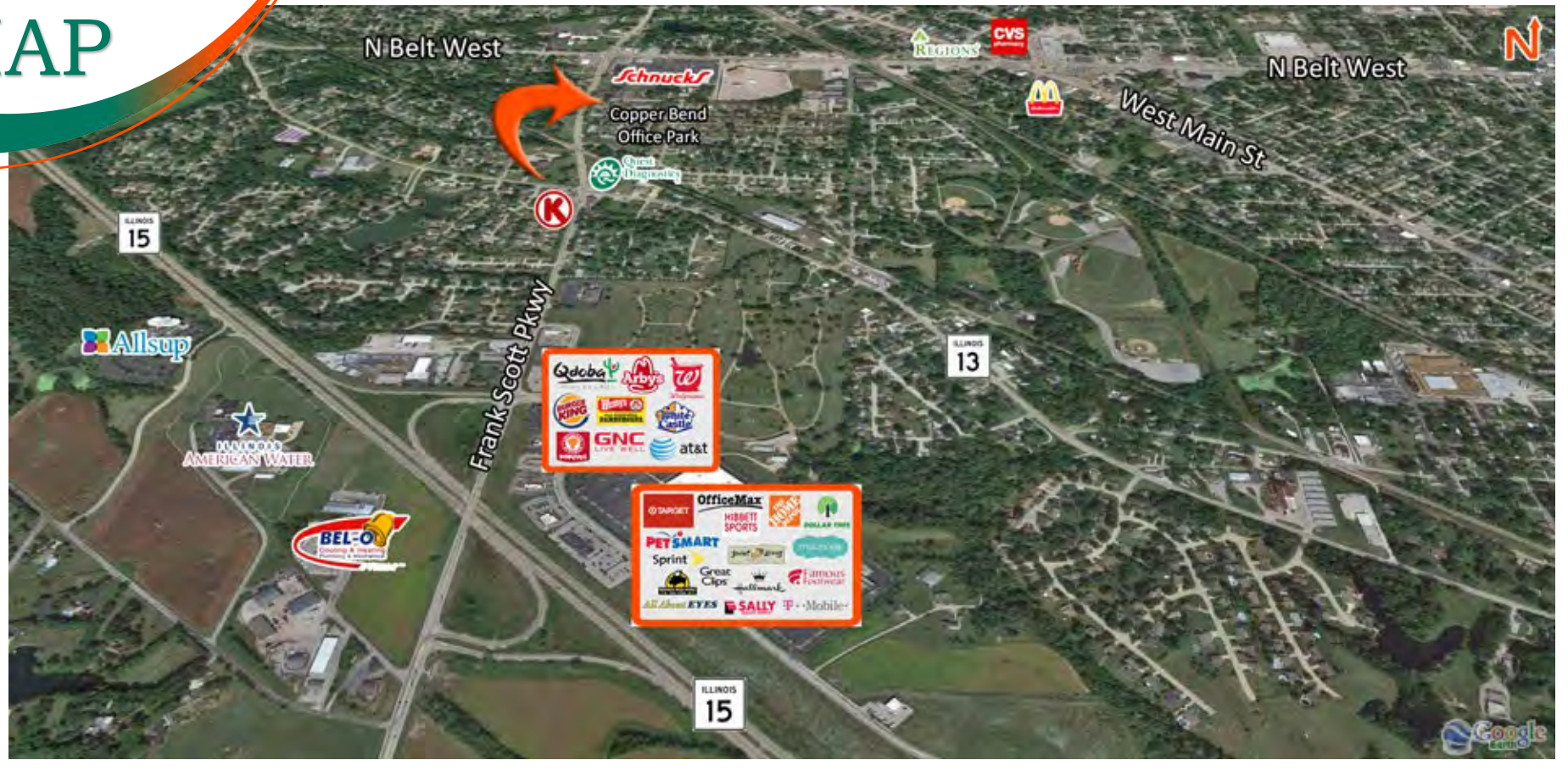
COMMERCIAL REAL ESTATE SOLUTIONS Tony Smallmon  
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP



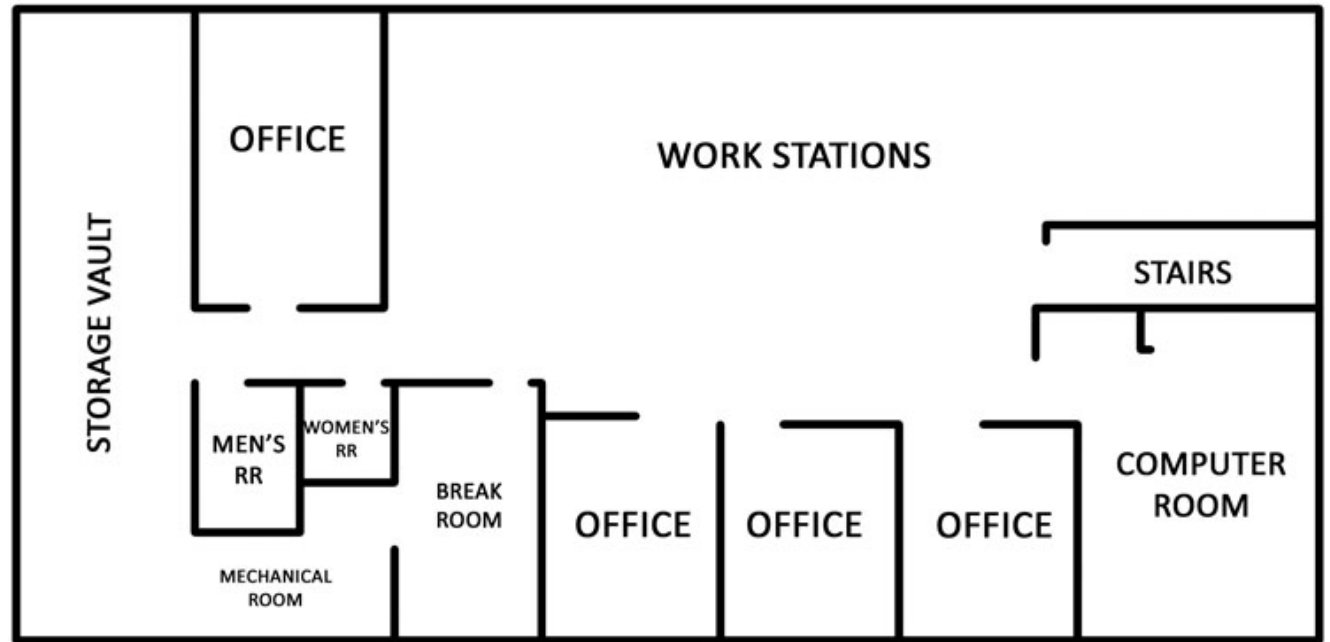
## PROPERTY SUMMARY

- 2,886 SF Furnished Lower Level Suite
- 4 Offices, Conference Room, Kitchenette and Work Cubicles
- Lower Level has Private Access

**LEASE RATE: \$2,500/Month, Full Service**



# IMAGES & FLOOR PLAN



Listing No: 1524

Office

2810 Frank Scott Pkwy West, #812  
Belleville, IL 62226**SALE INFORMATION:**For Sale: No  
Sale Price:  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:**LEASE INFORMATION:**For Lease: Yes  
Lease Rate: \$10.40  
Lease Type: Full Service  
Net Charges: \$0.00  
CAM Charges: \$0.00  
Lease Term:**Leasing Comments:**

Includes 4 Large Private Offices, Conference Room, Kitchenette, Large Storage Area, Male/Female Restrooms and 8 Wooden Cubicles.

**Comments**

2,886 SF Furnished Lower Level with a Full Service Lease.

Total SF Available: 2,886 SF  
Min Divisible SF: 2,886 SF**SQUARE FOOT INFO:**Building Total: 5,772 SF  
Total Available: 2,886 SF  
Direct Lease: 2,886 SF  
Sublease: 0 SF  
Office: 2,886 SF  
Retail: 0 SF  
Min Divisible: 2,886 SF  
Max Contiguous: 2,886 SF**LAND MEASUREMENTS:**Acres: 0.08  
Frontage: 72 FT  
Depth: 38 FT**PROPERTY INFORMATION:**

Parcel No:	08-18.0-101-032	TIF:	No	Parking:	32
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-1	Survey:	No	Traffic Count:	13,000
Zoning By:	Stookey Township	Environmental:	No	Property Tax:	\$7,295.00
Complex:	Copper Bend	Archaeological:	No	Tax Year:	2021
Prior Use:	Medical/Office				

**STRUCTURAL DATA:**

Year Built:	1984	Clearance Min:	8	Exterior:	Brick
Rehab Year:	2006	Clearance Max:	8	Bay Spacing:	
Floors:	1	Floor Drains:	Yes	Sprinklers:	No
Class:	B				

**Listing Broker(s)**Tony Smallmon  
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