

# 5,772 SF OFFICE SUITE

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

FOR LEASE



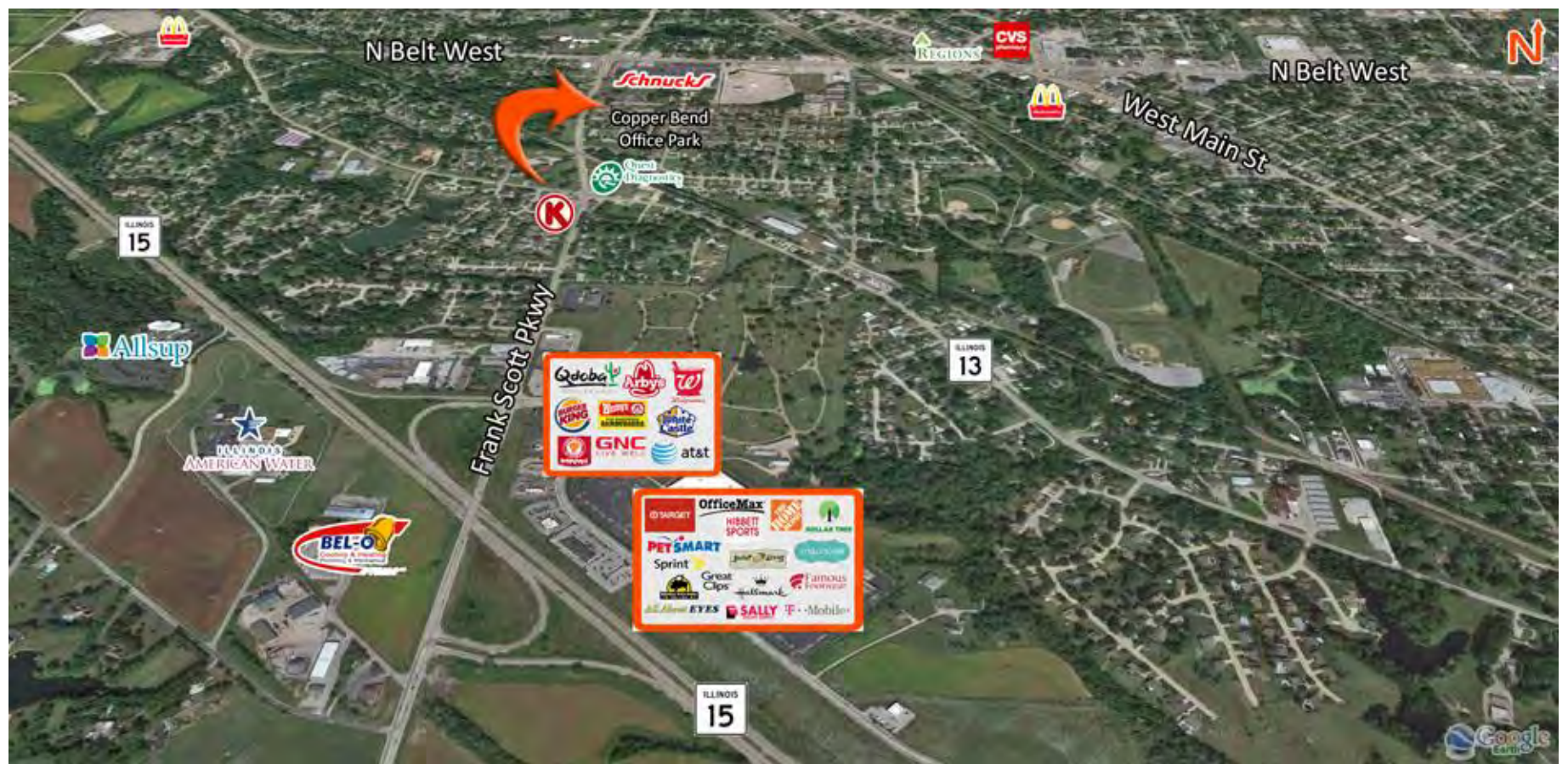
**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS Tony Smallmon  
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.407.4240  
618.277.4400 [barbermurphy.com](http://barbermurphy.com) [TonyS@barbermurphy.com](mailto:TonyS@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

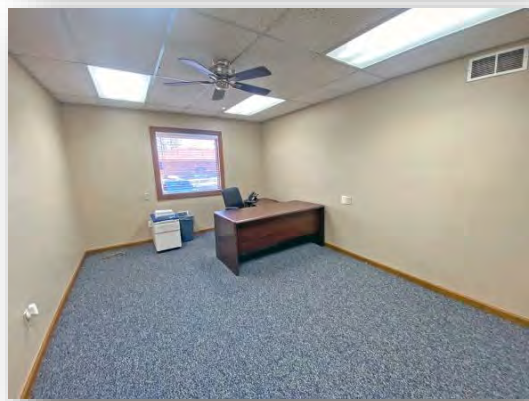
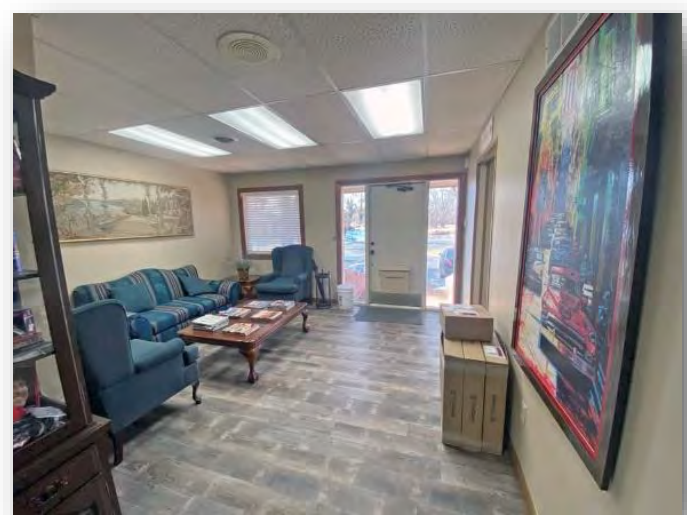
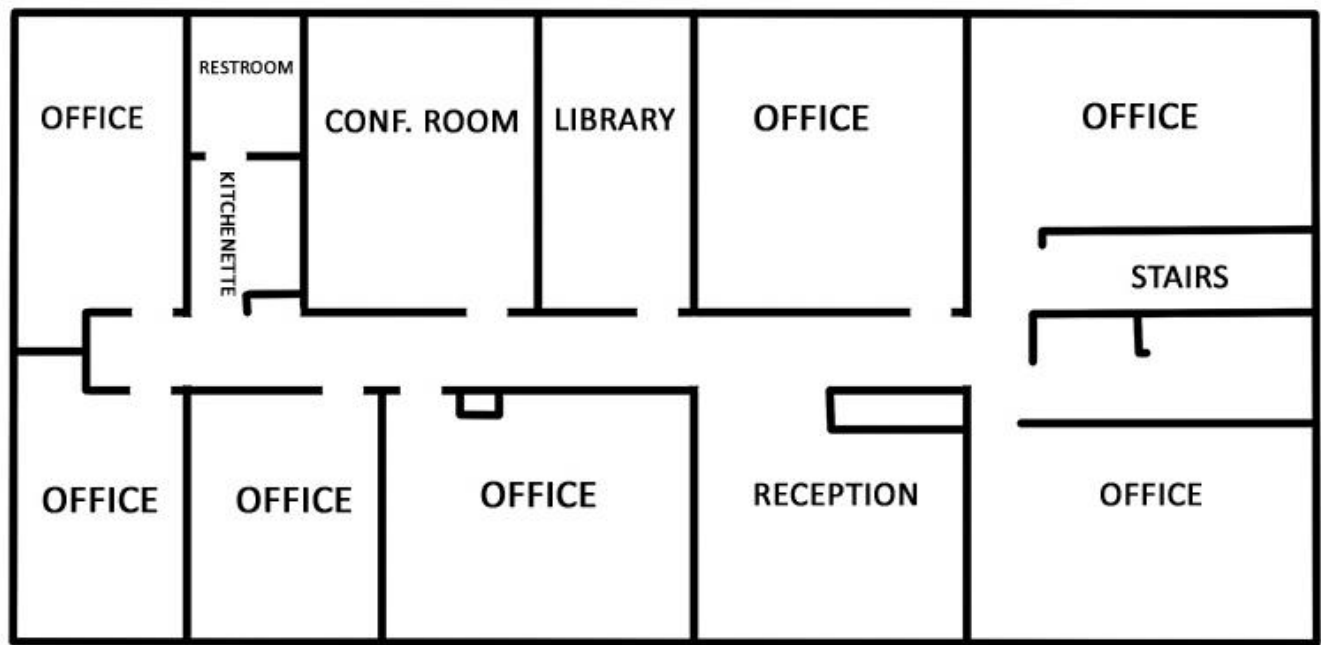


## PROPERTY SUMMARY

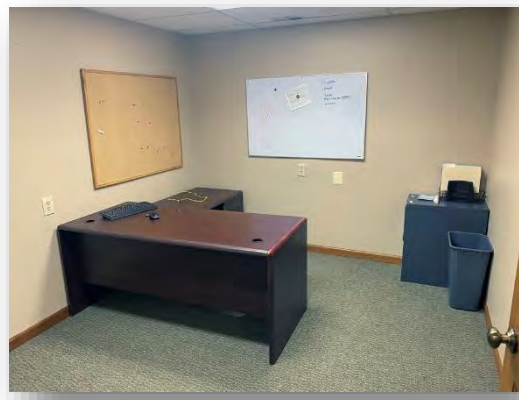
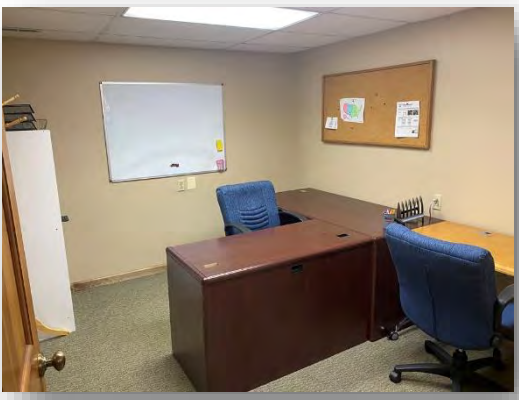
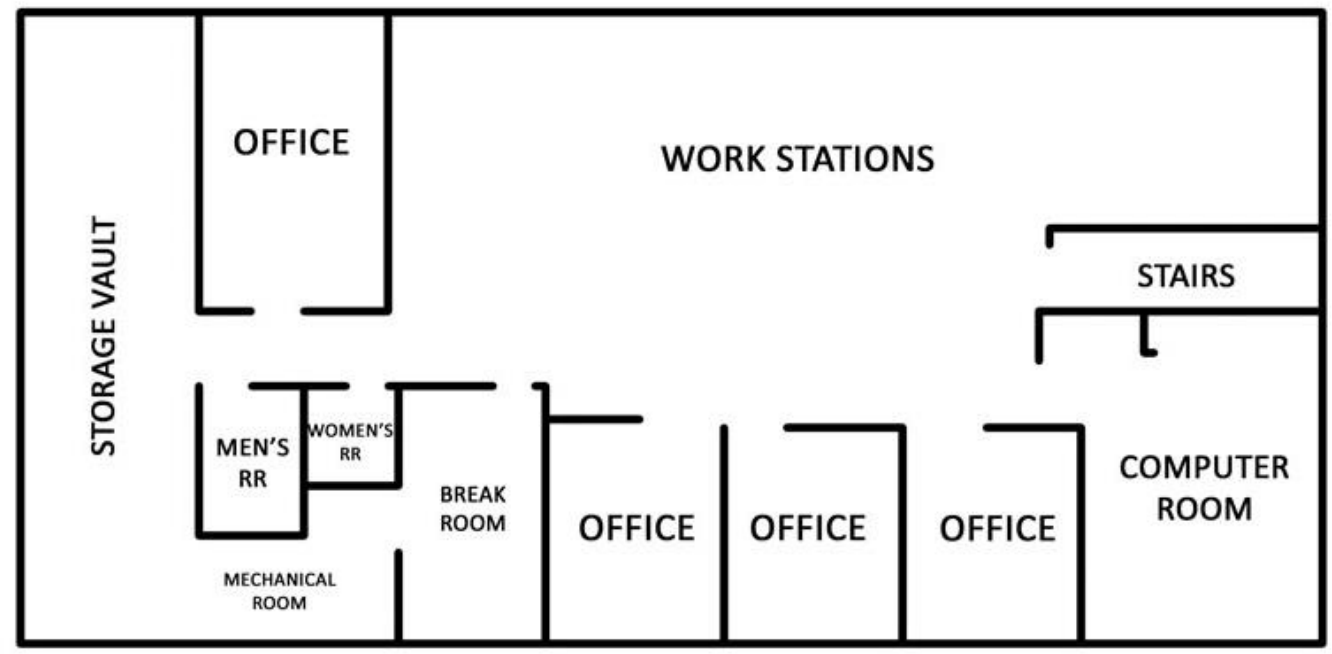
- 2,886 SF upper level includes 7 offices, conference room and waiting room
- 2,886 SF Furnished Lower Level Suite includes 4 Offices, Conference Room, Kitchenette and Work Cubicles
- Lower Level has Private Access

**LEASE RATE: \$11.00/SF, Modified Gross**

# UPPER LEVEL SUITE



# LOWER LEVEL SUITE



**BARBERMURPHY**

**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:** \$11.00/SF  
**Lease Type:** Modified Gross  
**Net Charges:** \$1.00  
**CAM Charges:**  
**Lease Term:****Leasing Comments:**2,886 SF Main Level has 7 private offices, conference room and open admin area & waiting room.  
2,886 SF Furnished Lower Level includes 4 Large Private Offices, Conference Room, Kitchenette, Large Storage Area, Male/Female Restrooms and 8 Wooden Cubicles.**Comments**

5,772 SF Office Building For Lease.

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

<b>Parcel No:</b>	08-18.0-101-032	<b>TIF:</b>	No	<b>Parking:</b>	32
<b>County:</b>	St. Clair	<b>Enterprise Zone:</b>	No	<b>Surface Type:</b>	Asphalt
<b>Zoning:</b>	B-1	<b>Survey:</b>	No	<b>Traffic Count:</b>	13,000
<b>Zoning By:</b>	Stookey Township	<b>Environmental:</b>	No	<b>Property Tax:</b>	\$7,295.00
<b>Complex:</b>	Copper Bend	<b>Archaeological:</b>	No	<b>Tax Year:</b>	2022
<b>Prior Use:</b>	Medical/Office				

**STRUCTURAL DATA:**

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

**Listing Broker(s)**Tony Smallmon  
Office: (618) 277-4400  
tonys@barbermurphy.com  
Cell: (618) 407-4240