

**FOR
LEASE**

1,645 SF Office Space

209 West Point Drive Swansea, IL 62226



- 1,645 SF Office Space Ideally located in West Point Business Park
- Minutes from Frank Scott Parkway and I-64
- Space includes: Reception Area, 4 Offices, Restroom and Kitchenette

LEASE RATE: \$12.00 per SF, Gross

BARBERMURPHY
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IMAGES



Listing No: 399.1
Office

209 West Pointe Drive
Swansea, IL 62226

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: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

1,645 SF of office space available. Reception area, 4 offices, restroom and kitchenette. Shared parking, Minutes from I-64 and St Louis.

Comments

Office space available in one of the area's most conveniently located business parks.

Total SF Available: 1,645 SF
Min Divisible SF: 1,645 SF

SQUARE FOOT INFO:

Building Total: 6,000 SF
Total Available: 1,645 SF
Direct Lease: 1,645 SF
Sublease: 0 SF
Office: 1,645 SF
Retail: 0 SF
Min Divisible: 1,645 SF
Max Contiguous: 1,645 SF

LAND MEASUREMENTS:

Acres: 0.55
Frontage: 140 FT
Depth: 170 FT

PROPERTY INFORMATION:

Parcel No:	08-04.0-207-038	TIF:	No	Parking:	10.00
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	Commercial	Survey:	No	Traffic Count:	25,300
Zoning By:	City of Swansea	Environmental:	No	Property Tax:	\$15,536.00
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:					

STRUCTURAL DATA:

Year Built:	2000	Clearance Min:	Exterior:	Brick
Rehab Year:		Clearance Max:	Bay Spacing:	
Floors:	1	Floor Drains:	Sprinklers:	
Class:				

Listing Broker(s)

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