

MARK TWAIN PLAZA - OFFICE SUITES FOR LEASE

West Vandalia & Main St., Edwardsville, IL 62025



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

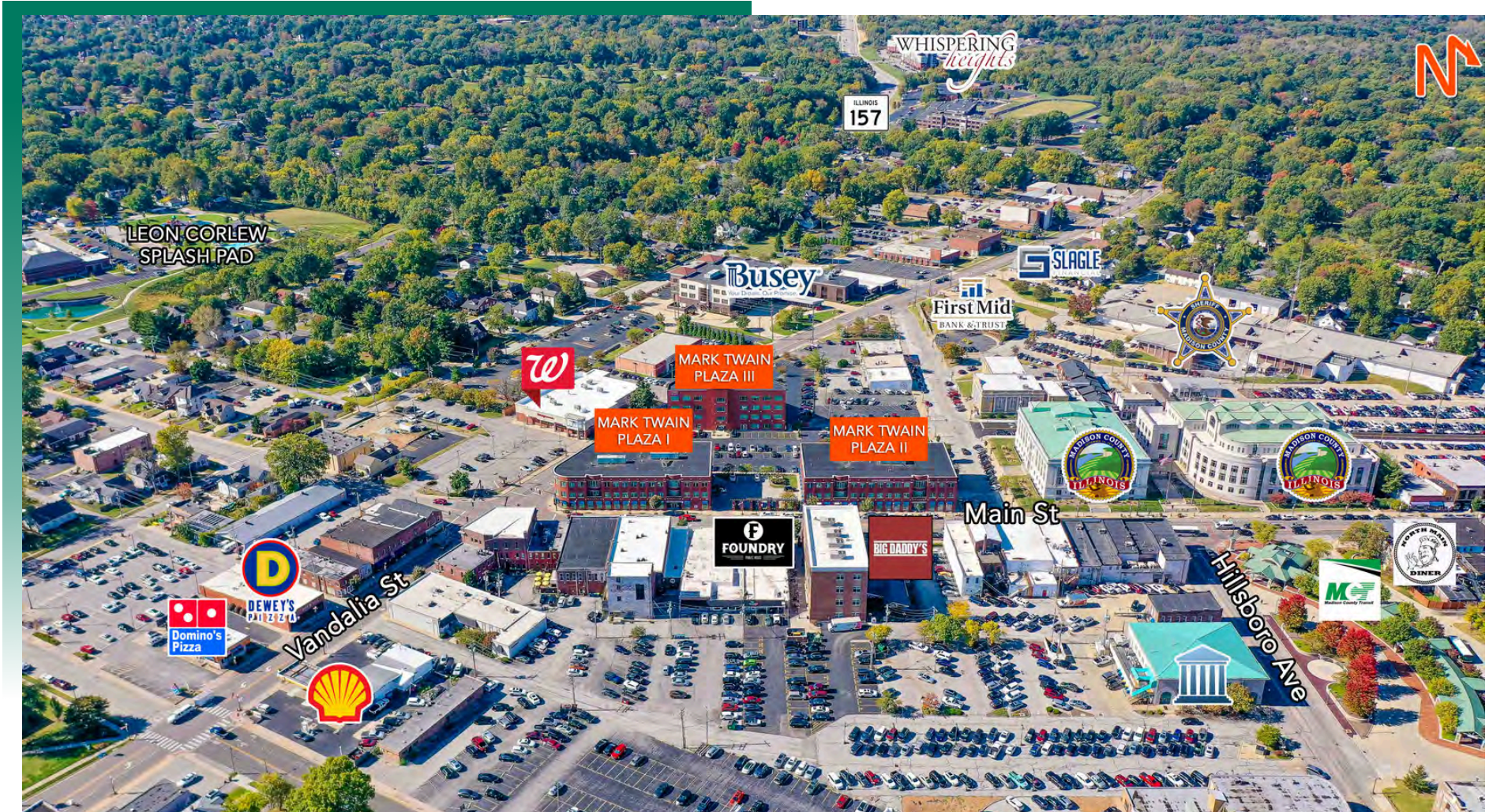
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AREA MAP & PROPERTY SUMMARY

West Vandalia & Main St., Edwardsville, IL 62025



PROPERTY SUMMARY

Office suites for lease in Mark Twain Plaza. Campus-like office environment. Adjacent to Madison County Courthouse and within walking distance to Main Street restaurants and retailers. Direct access off Vandalia Street and Main Street. Close proximity to major highways.

MARK TWAIN PLAZA I

101 West Vandalia St., Edwardsville, IL 62025



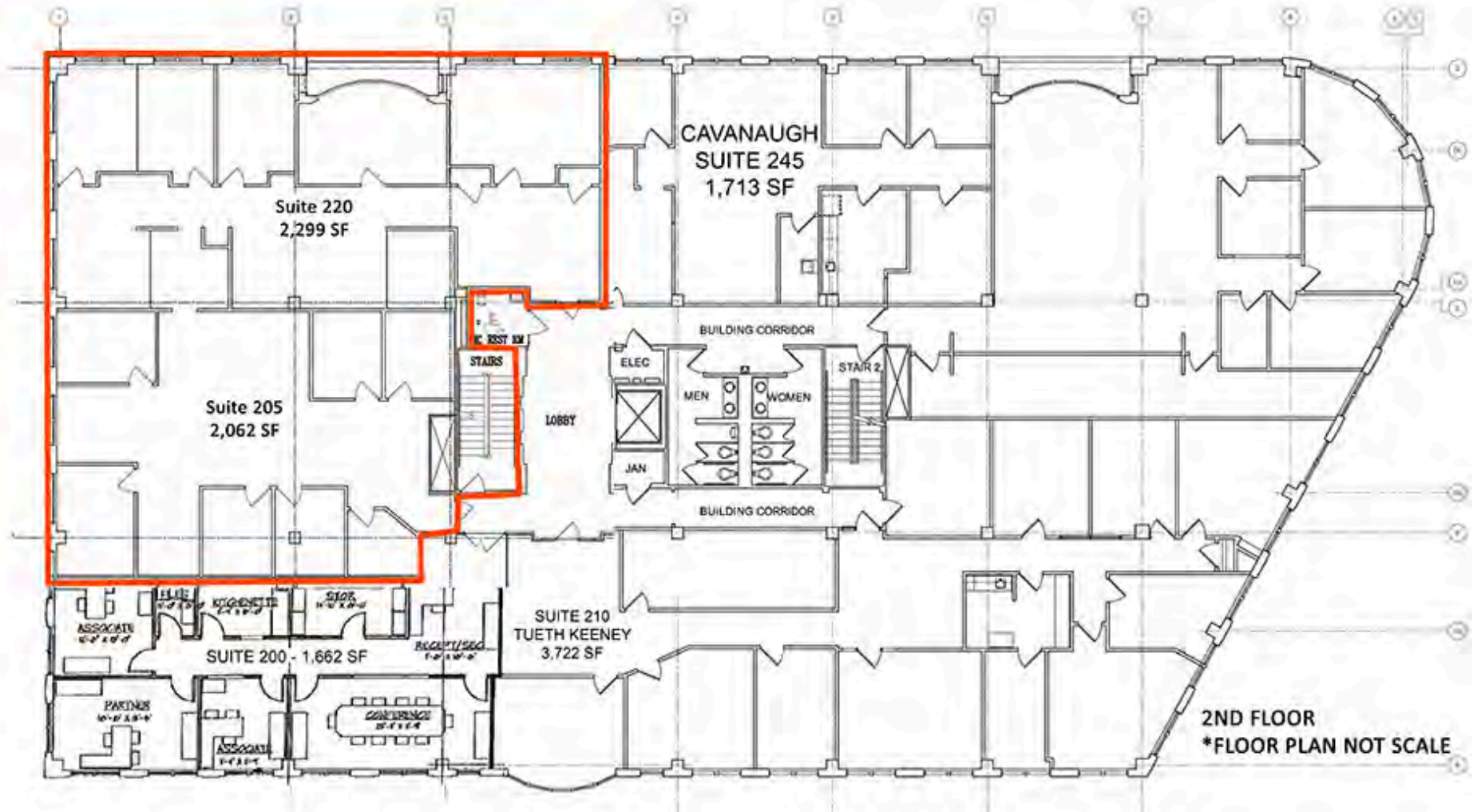
MARK TWAIN PLAZA I

- 43,500 SF Class A Office Building
- Available Space: 2nd Floor: 4,361 SF
- Available Space: 3rd Floor: 2,981 SF



MARK TWAIN PLAZA I - 2nd FLOOR

101 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA I - 2nd FLOOR

SUITE 205 - 2,062 SF

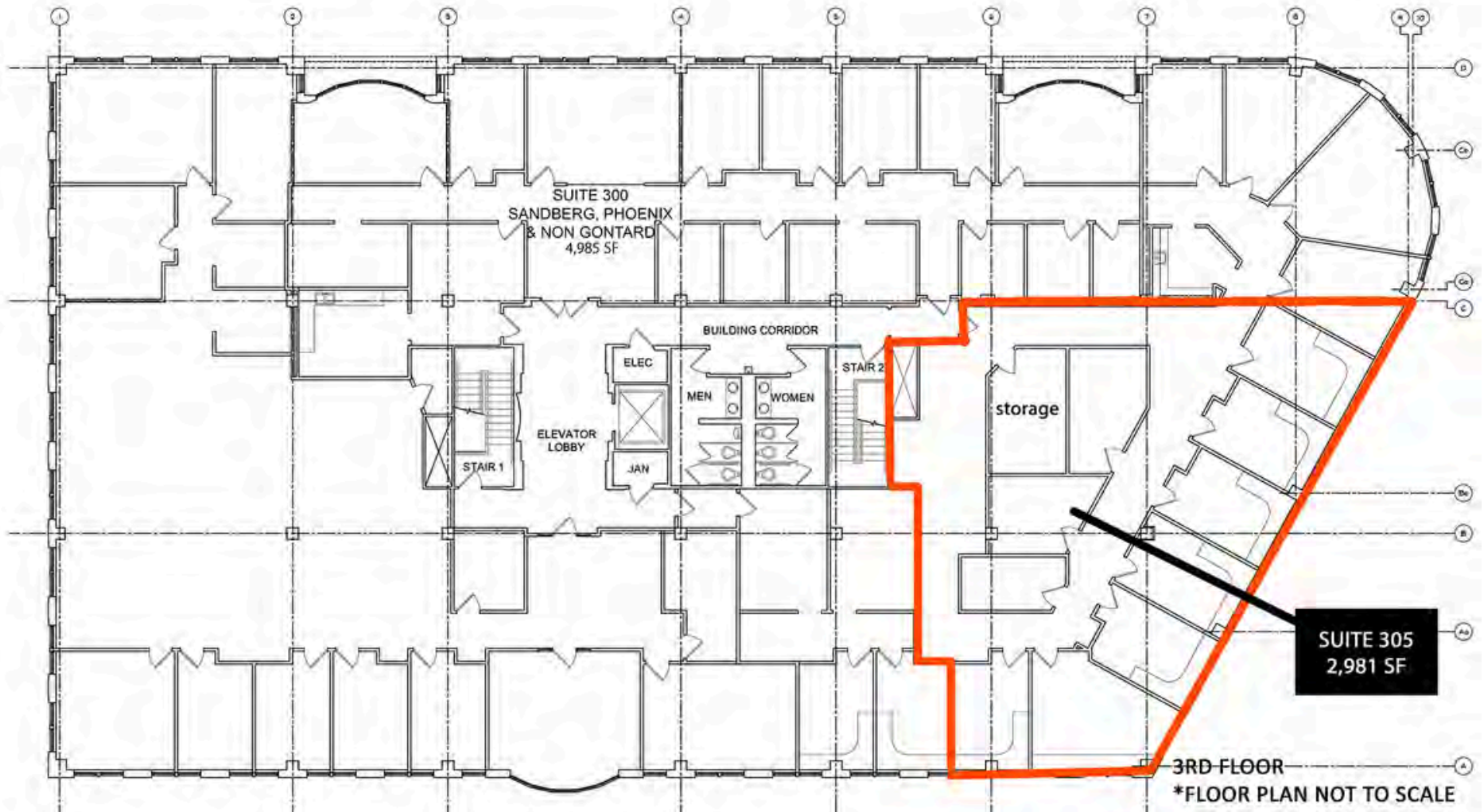
SUITE 220 - 2,299 SF

Combine 205 & 220 - 4,361 SF

LEASE RATE: \$25.50/SF, Full Service

MARK TWAIN PLAZA I - 3rd FLOOR

101 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA I - 3rd FLOOR

SUITE 305 - 2,981 SF

LEASE RATE: \$25.50/SF, Full Service

MARK TWAIN PLAZA I - OFFICE/RETAIL SUMMARY

101 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 43,531
Vacant SF: 7,342
Usable Sqft: 7,342
Min Divisible SF: 2,062
Max Contig SF: 4,361
Office SF: 7,342
Signage: Monument
Lot Size: 1.17 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Building Class: A
Ceilings: 10' - 10'



LEASE INFORMATION:

Lease Rate: \$25.50 /SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$113,213.88
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Professional Office space in downtown Edwardsville right next to the Madison County Courthouse. Easy and convenient walk to all of the Main St amenities, retail and dining.

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MARK TWAIN PLAZA II

103 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA II

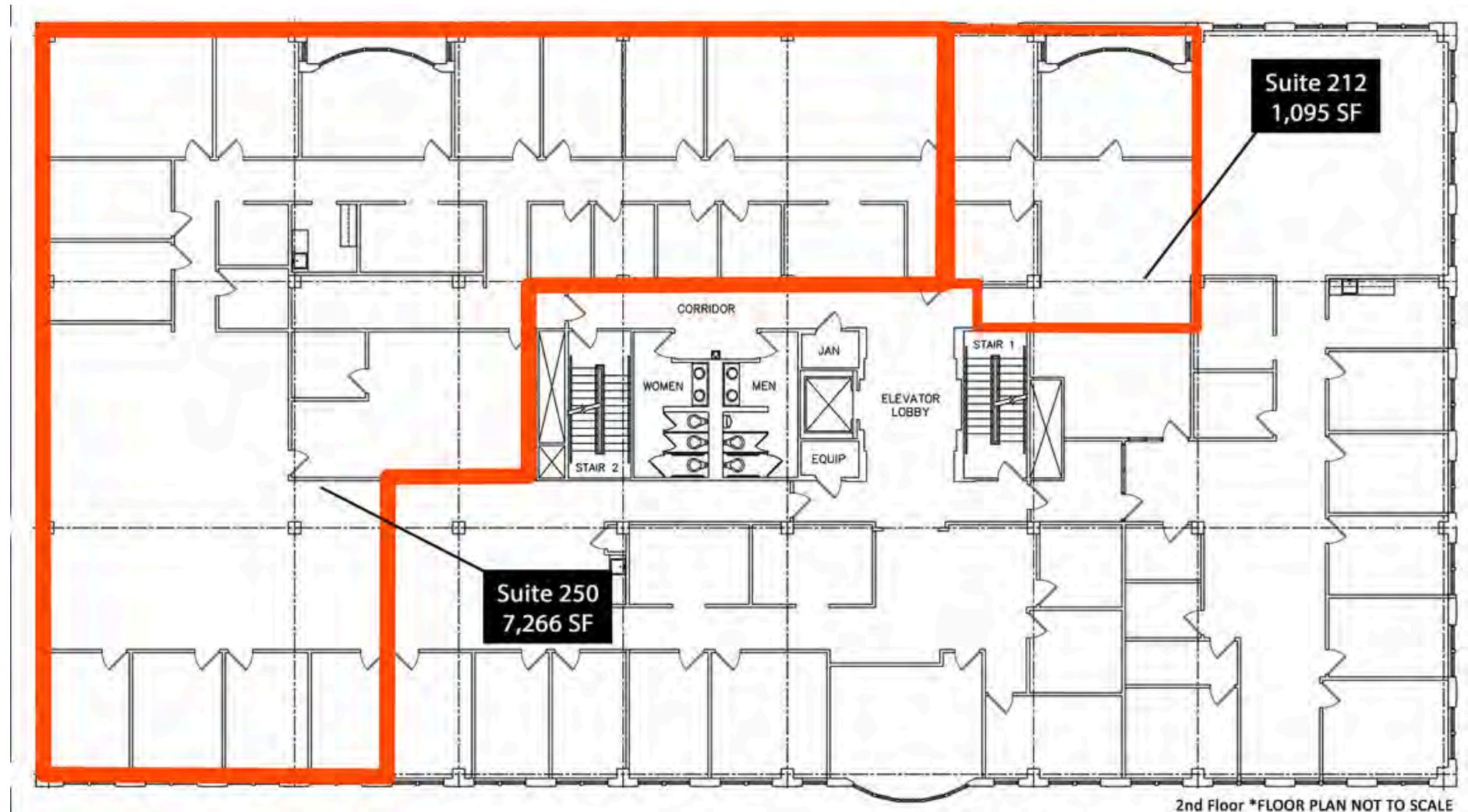
- 45,587 SF Class A Office Building
- Available Space: 2nd Floor: 1,095 SF - 8,361 SF



MARK TWAIN PLAZA II
Lewis Brisbois Bisgaard & Smith LLP
Eudora Global
VTG Rail
Richardson, Patrick, Westbrook & Brickman LLC
Herzog Crebs LLP
Swanson, Martin & Bell, LLP
Foley & Mansfield
HeplerBroom
103

MARK TWAIN PLAZA II - 2nd FLOOR

103 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA II - 2nd FLOOR

SUITE 212 - 1,095 SF **LEASE RATE: \$25.50/SF, Full Service**

SUITE 250 - 7,266 SF **SUB-LEASE RATE: Negotiable**

MARK TWAIN PLAZA II - OFFICE/RETAIL SUMMARY

103 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001.001
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 45,587
Vacant SF: 8,361
Usable Sqft: 8,361
Sublease: 7,266
Min Divisible SF: 1,095
Max Contig SF: 8,361
Office SF: 8,361
Signage: Monument
Lot Size: 0.41 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1995
Renovated: 2023
Building Class: A
Ceilings: 10' - 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$25.50/SF
Lease Type: Full Service
Sublease Rate: Negotiable

FINANCIAL INFORMATION:

Taxes: \$112,232.36
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Professional office space in downtown Edwardsville. 7,266 SF available for sublease. Furniture may be available for the sublease space.

MARK TWAIN PLAZA III

105 West Vandalia St., Edwardsville, IL 62025



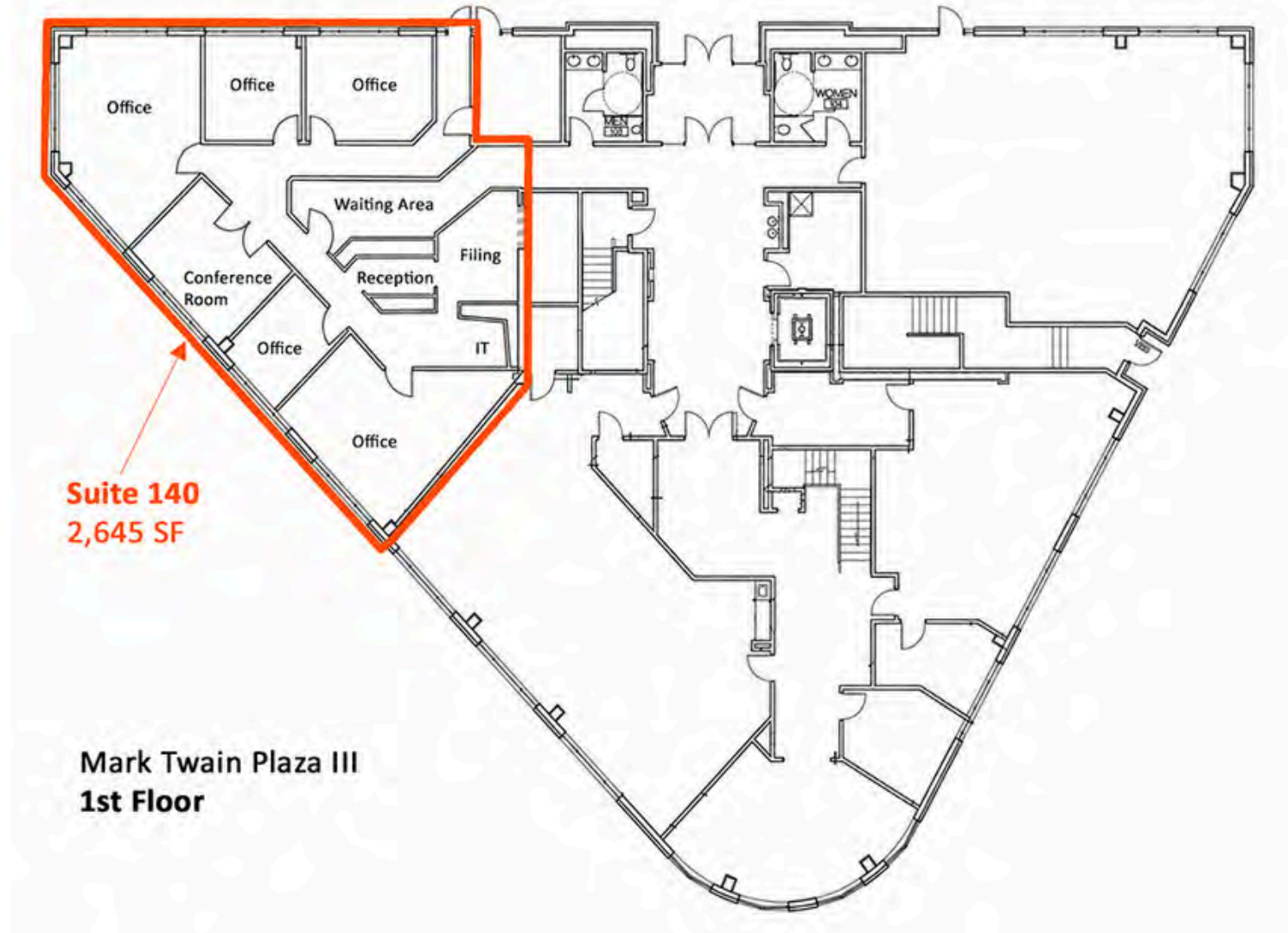
MARK TWAIN PLAZA III

- 38,500 SF Class A Office Building
- Available Space: 1st Floor: 2,645 SF
- Available Space: 4th Floor: 1,531 SF



MARK TWAIN PLAZA III - 1st FLOOR

105 West Vandalia St., Edwardsville, IL 62025



Suite 140
2,645 SF

Mark Twain Plaza III
1st Floor

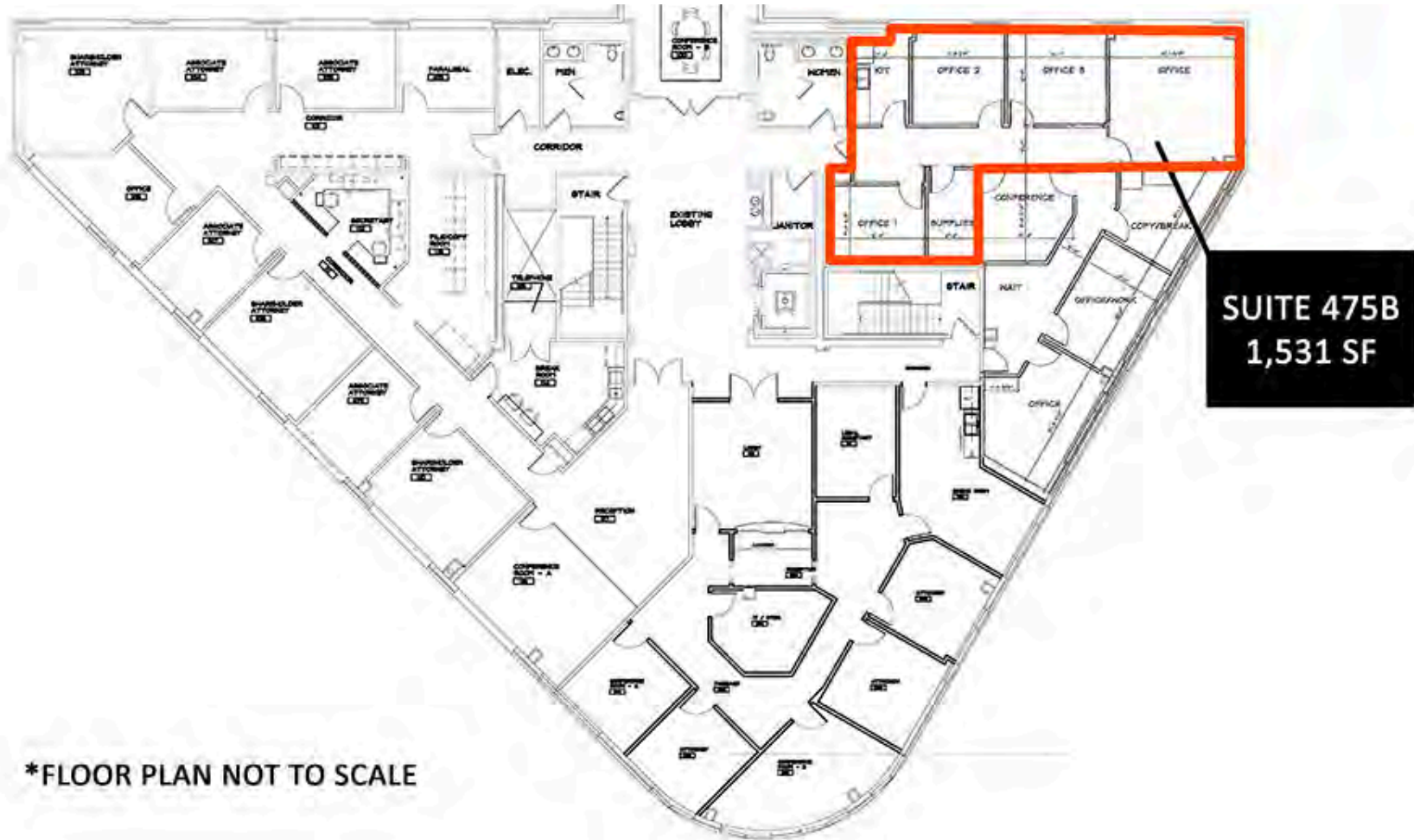
MARK TWAIN PLAZA III - 1st FLOOR

SUITE 140 - 2,645 SF

LEASE RATE: \$25.50/SF, Full Service

MARK TWAIN PLAZA III - 4th FLOOR

105 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA III - 4th FLOOR

SUITE 475B - 1,531 SF

LEASE RATE: \$25.50/SF, Full Service

MARK TWAIN PLAZA III - OFFICE/RETAIL SUMMARY

105 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001.002
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 38,574
Vacant SF: 4,176
Usable Sqft: 4,176
Min Divisible SF: 1,531
Office SF: 4,176
Lot Size: 0.55 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2007
Building Class: A
Ceilings: 10' - 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$25.50/SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$131,463.24
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Mark Twain Plaza - Professional Office space in downtown Edwardsville, right next to the Madison County Courthouse.