

MARK TWAIN PLAZA - OFFICE SUITES FOR LEASE

West Vandalia & Main St., Edwardsville, IL 62025



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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

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

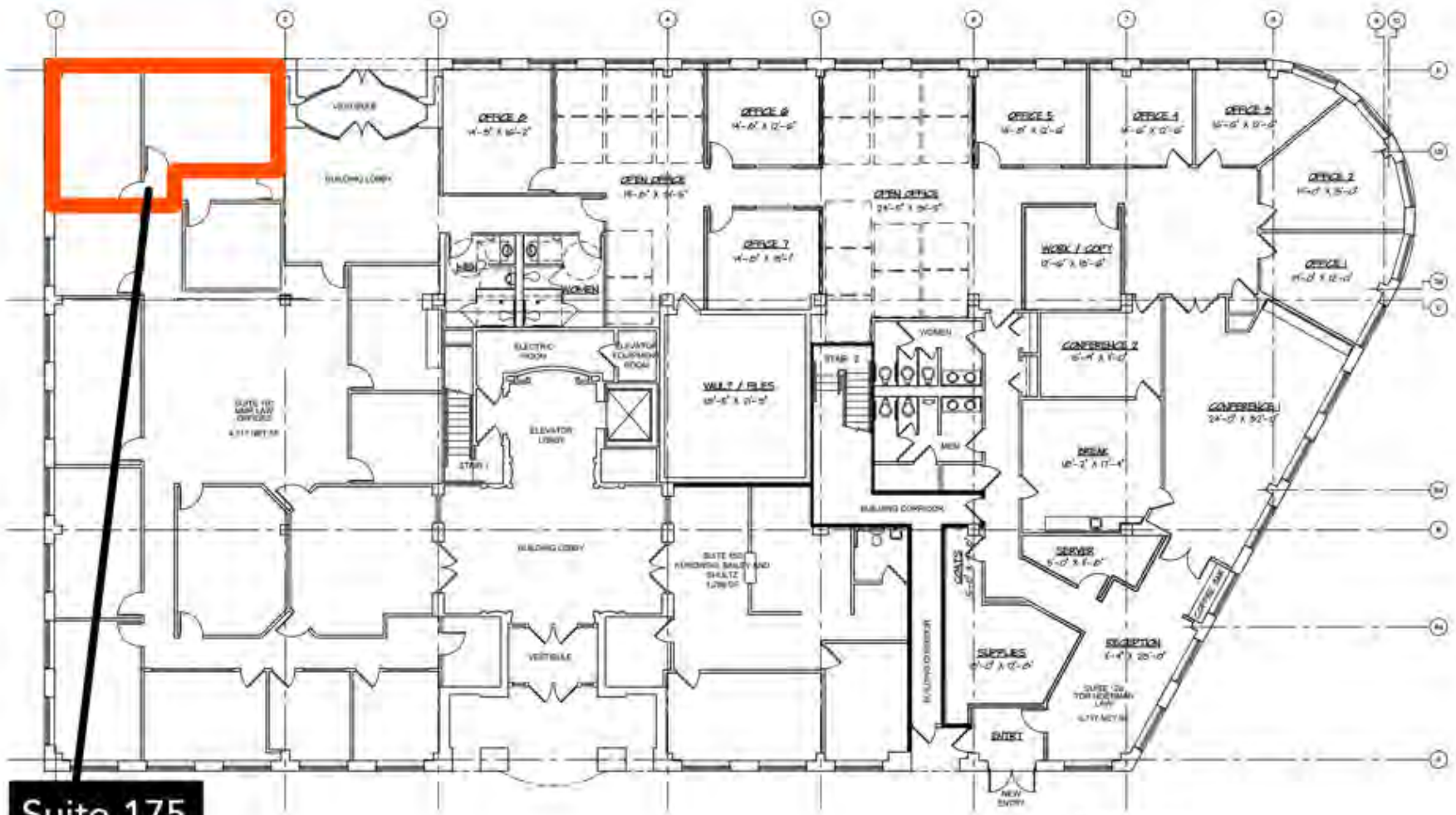
101 West Vandalia, Edwardsville, IL 62025



MARK TWAIN PLAZA I

- 43,500 SF Class A Office Building
- 1ST & 2ND Floor Office Spaces for Lease
- 2nd & 3rd Floor Executive Suites Available

MARK TWAIN PLAZA I – 1ST FLOOR



Suite 175
656 SF

1st FLOOR
*FLOOR PLAN NOT TO SCALE

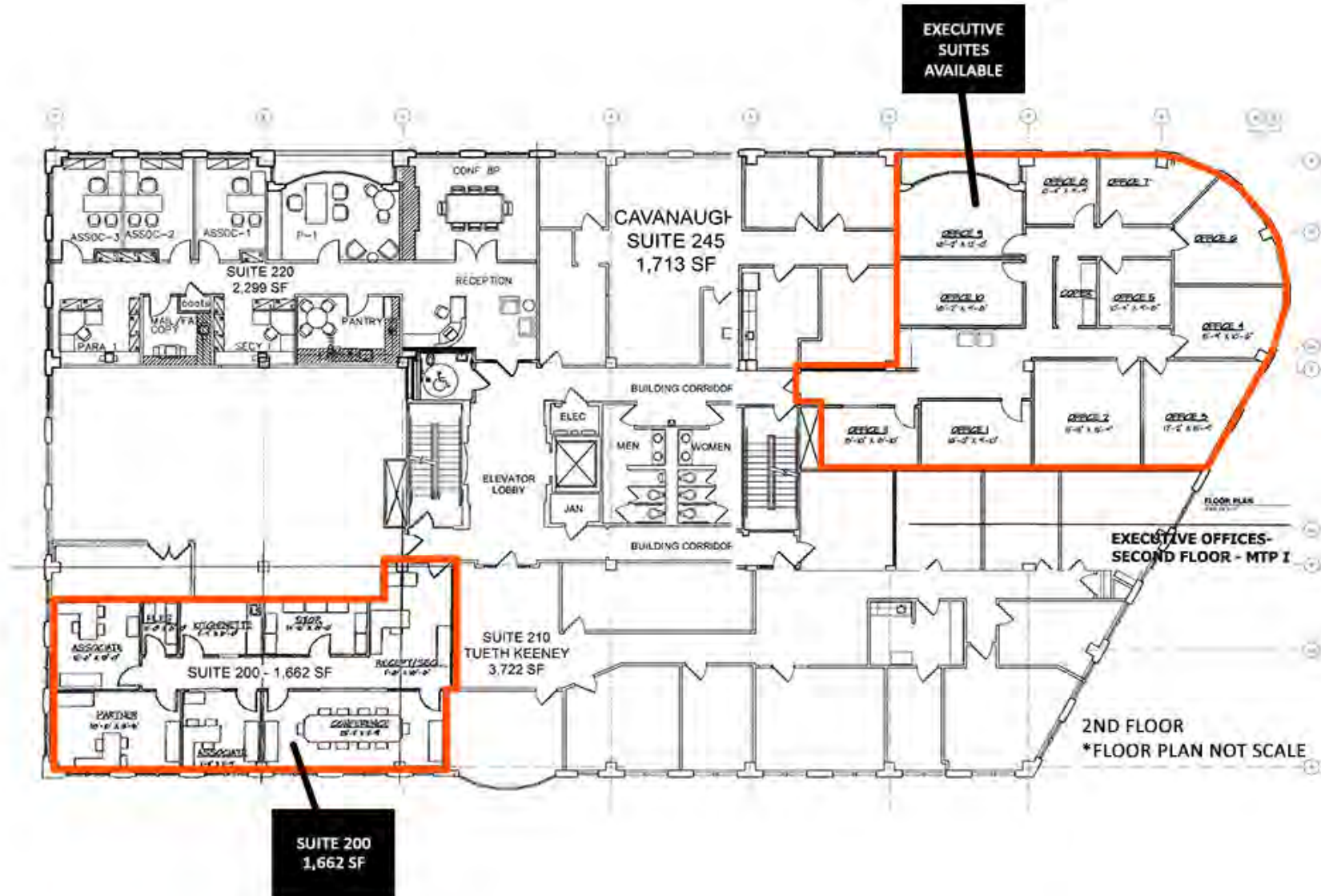
MARK TWAIN PLAZA I – 1ST FLOOR

SUITE 175 – 656 SF

LEASE RATE: \$24.50/SF, Full Service



MARK TWAIN PLAZA I – 2nd FLOOR



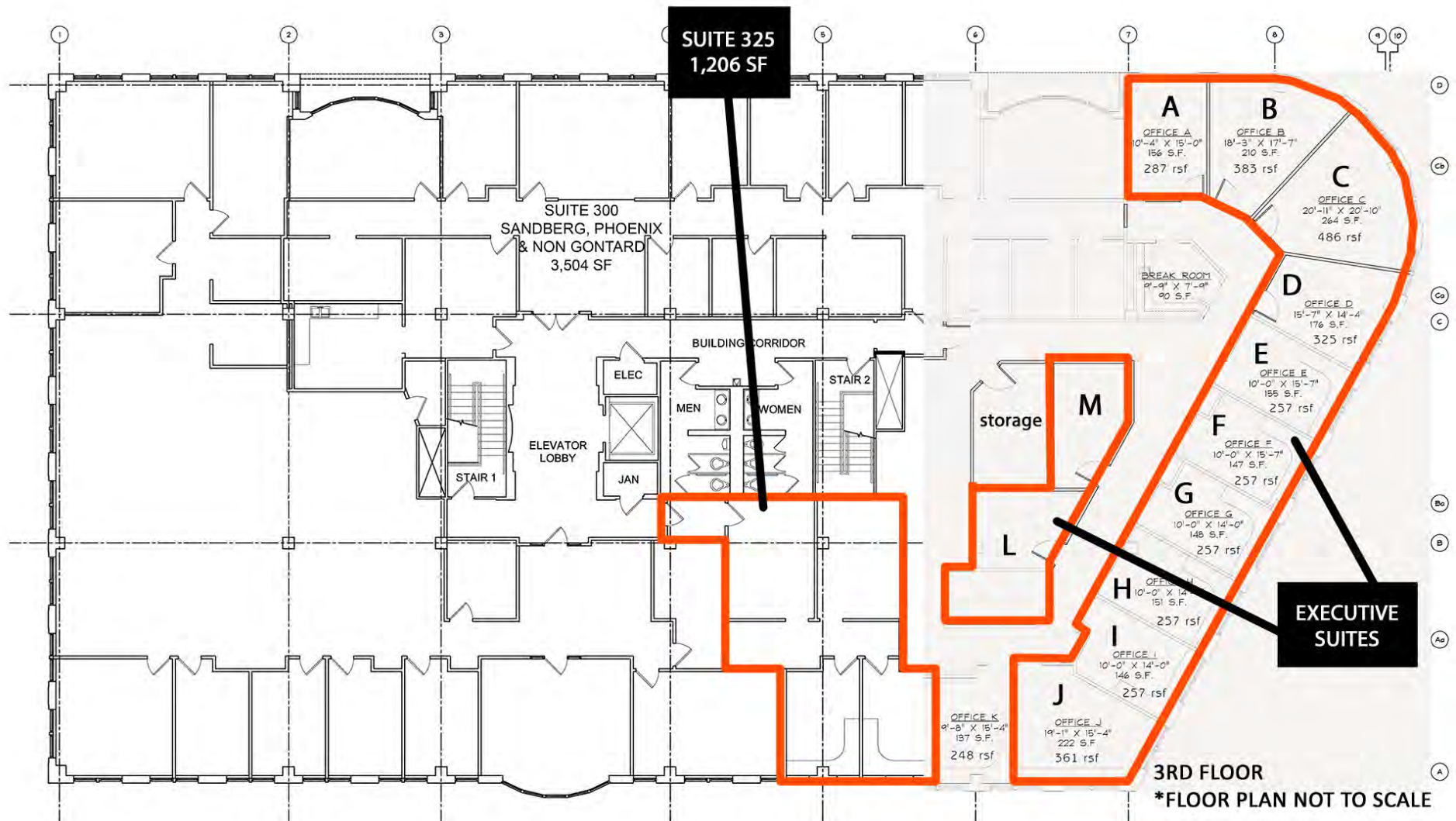
MARK TWAIN PLAZA I – 2ND FLOOR

SUITE 200 – 1,662 SF
LEASE RATE: \$24.50/SF, Full Service

2ND FLOOR EXECUTIVE OFFICE SUITES
SUITES STARTING at \$500/Month



MARK TWAIN PLAZA I – 3rd FLOOR



MARK TWAIN PLAZA I – 3RD FLOOR

SUITE 325 – 1,206 SF

LEASE RATE: \$24.50/SF, Full Service

3RD FLOOR EXECUTIVE OFFICE SUITES

SUITES STARTING at \$500/Month

Listing No: 2604

Office

Mark Twain Plaza I
101 W. Vandalia St
Edwardsville, IL 62025**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$24.50

Lease Type: Full Service

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

TIA negotiable

Total SF Available: 5,964 SF**Min Divisible SF: 656 SF****SQUARE FOOT INFO:**

Building Total: 43,531 SF

Total Available: 7,646 SF

Direct Lease: 7,646 SF

Sublease: 0 SF

Office: 7,646SF

Retail: 0 SF

Min Divisible: 656 SF

Max Contiguous: 1,662SF

LAND MEASUREMENTS:

Acres: 1.17

Frontage: 360 FT

Depth: 450 FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-11-11-204-001

County: Madison

Zoning: B-1, Central Business

Zoning By: City of Edwardsville

Complex:

Prior Use:

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

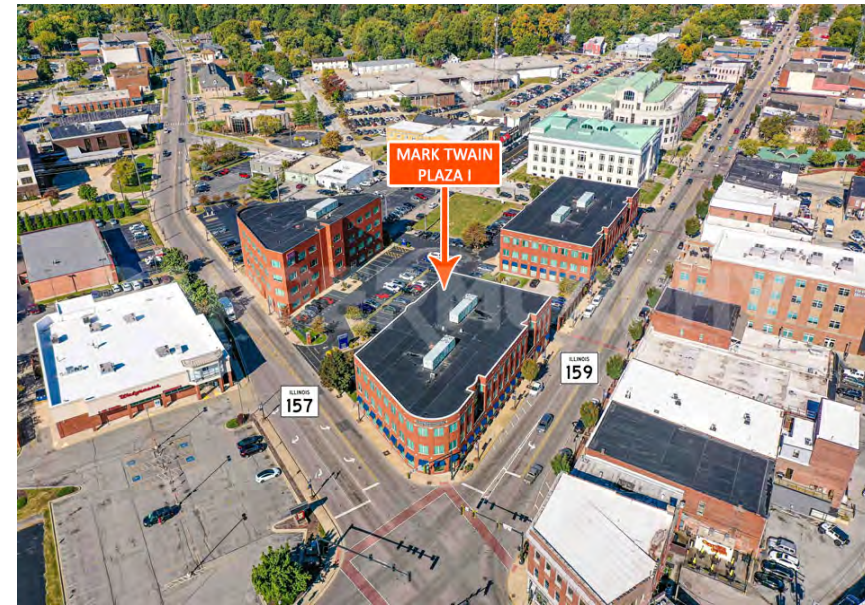
Parking: Common Area

Surface Type: Asphalt

Traffic Count: 12,000

Property Tax: \$116,359.00

Tax Year: 2021

**Comments**

Professional Office space in downtown Edwardsville right next to the Madison County Courthouse.

STRUCTURAL DATA:

Year Built: 1990 Clearance Min: 10' Exterior: Brick

Rehab Year: Clearance Max: 10' Bay Spacing:

Floors: 3 Floor Drains: Sprinklers:

Class: A

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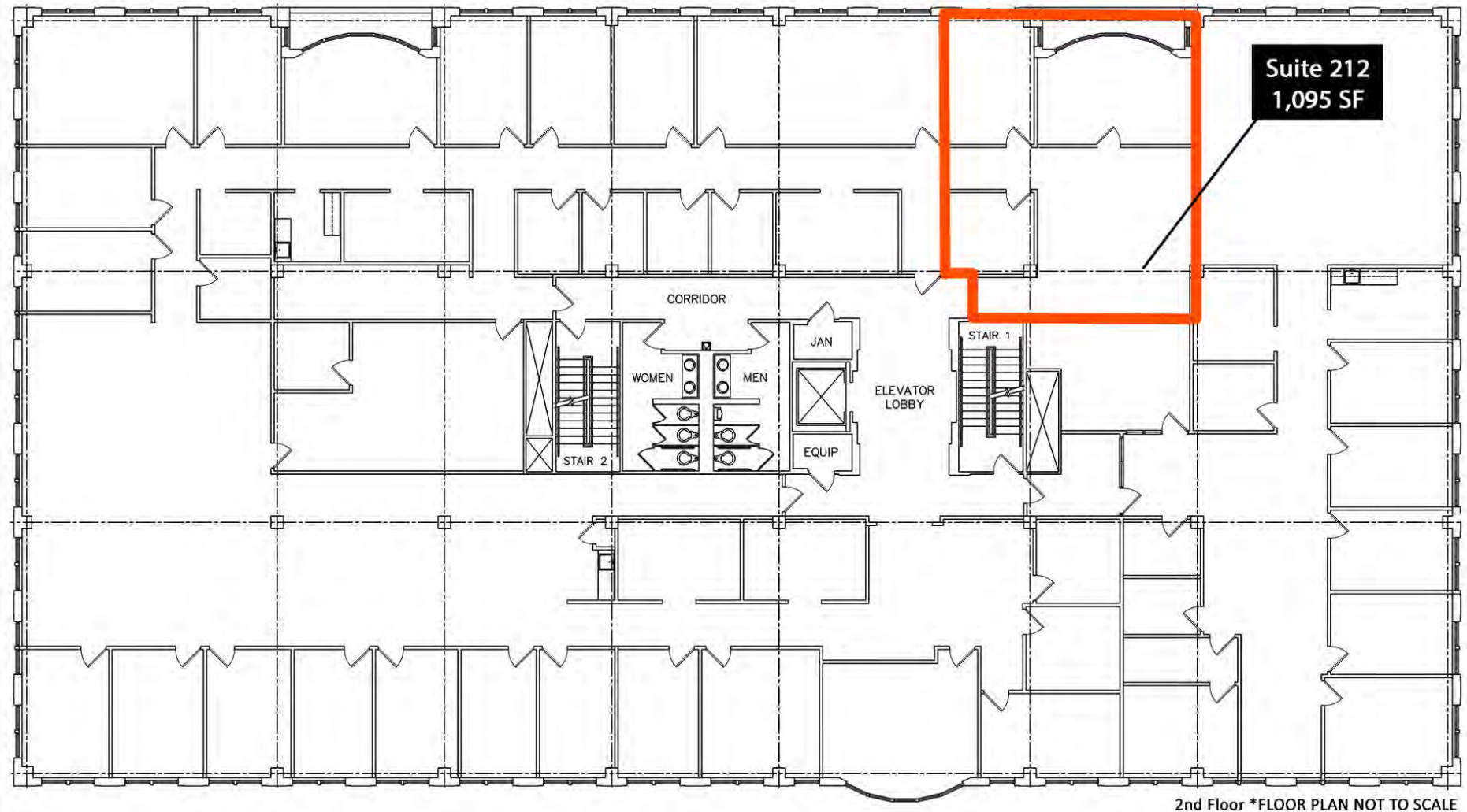
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MARK TWAIN PLAZA II

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

MARK TWAIN PLAZA II – 2nd FLOOR



MARK TWAIN PLAZA II – 2nd FLOOR

SUITE 212 – 1,095 SF

LEASE RATE: \$24.50/SF, Full Service

Listing No: 2604**Office**Mark Twain Plaza II
103 W. Vandalia St
Edwardsville, IL 62025**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$24.50**Lease Type:** Full Service**Net Charges:****CAM Charges:****Lease Term:****Leasing Comments:**

TIA negotiable

Total SF Available: 1,095 SF**Min Divisible SF:** 1,095 SF**SQUARE FOOT INFO:****Building Total:** 45,587 SF**Total Available:** 1,095 SF**Direct Lease:** 1,095 SF**Sublease:** 0 SF**Office:** 1,095 SF**Retail:** 1,095 SF**Min Divisible:** 1,095 SF**Max Contiguous:** 1,095 SF**LAND MEASUREMENTS:****Acres:** 0.41**Frontage:** 360 FT**Depth:** 450 FT**PROPERTY INFORMATION:****Parcel No:** 14-2-15-11-11-204-001.001**County:** Madison**Zoning:** B-1, Central Business**Zoning By:** City of Edwardsville**Complex:****Prior Use:****TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** Common Area**Surface Type:** Asphalt**Traffic Count:** 12,000**Property Tax:** \$101,071**Tax Year:** 2022**Comments**

Professional Office space in downtown Edwardsville right next to the Madison County Courthouse.

STRUCTURAL DATA:**Year Built:** 1995 **Clearance Min:** 10' **Exterior:** Brick**Rehab Year:** 2023 **Clearance Max:** 10' **Bay Spacing:****Floors:** 3 **Floor Drains:** **Sprinklers:****Class:** A**Listing Broker(s)**Collin Fischer CCIM
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MARK TWAIN PLAZA III

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

MARK TWAIN PLAZA III – 4th FLOOR

4TH FLOOR



*FLOOR PLAN NOT TO SCALE

MARK TWAIN PLAZA III – 4TH FLOOR

SUITE 425 – 1,531 SF

LEASE RATE: \$24.50/SF, FULL SERVICE



Listing No: 2604

OfficeMark Twain Plaza III
105 W. Vandalia St
Edwardsville, IL 62025**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$24.50

Lease Type: Full Service

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

TIA negotiable. 1 reserved parking stall for every 774 SF.

Comments

Professional Office space in downtown Edwardsville right next to the Madison County Courthouse.

Total SF Available: 1,531 SF**Min Divisible SF: 1,531 SF****SQUARE FOOT INFO:**

Building Total: 38,574 SF

Total Available: 1,531 SF

Direct Lease: 1,531 SF

Sublease: 0 SF

Office: 1,531 SF

Retail: 0 SF

Min Divisible: 1,531 SF

Max Contiguous: 1,531 SF

LAND MEASUREMENTS:

Acres: 0.55

Frontage: 360 FT

Depth: 450 FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-11-11-204-001.002

County: Madison

Zoning: B-1, Central Business

Zoning By: City of Edwardsville

Complex:

Prior Use:

TIF:

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: Common Area

Surface Type: Asphalt

Traffic Count: 12,000

Property Tax: \$105,020.00

Tax Year: 2021

**STRUCTURAL DATA:**

Year Built: 2007 Clearance Min: 10' Exterior: Brick

Rehab Year: Clearance Max: 10' Bay Spacing:

Floors: 4 Floor Drains: Sprinklers:

Class: A

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