

# MARK TWAIN PLAZA - OFFICE SUITES FOR LEASE

West Vandalia & Main St., Edwardsville, IL 62025



**BARBERMURPHY**

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# 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

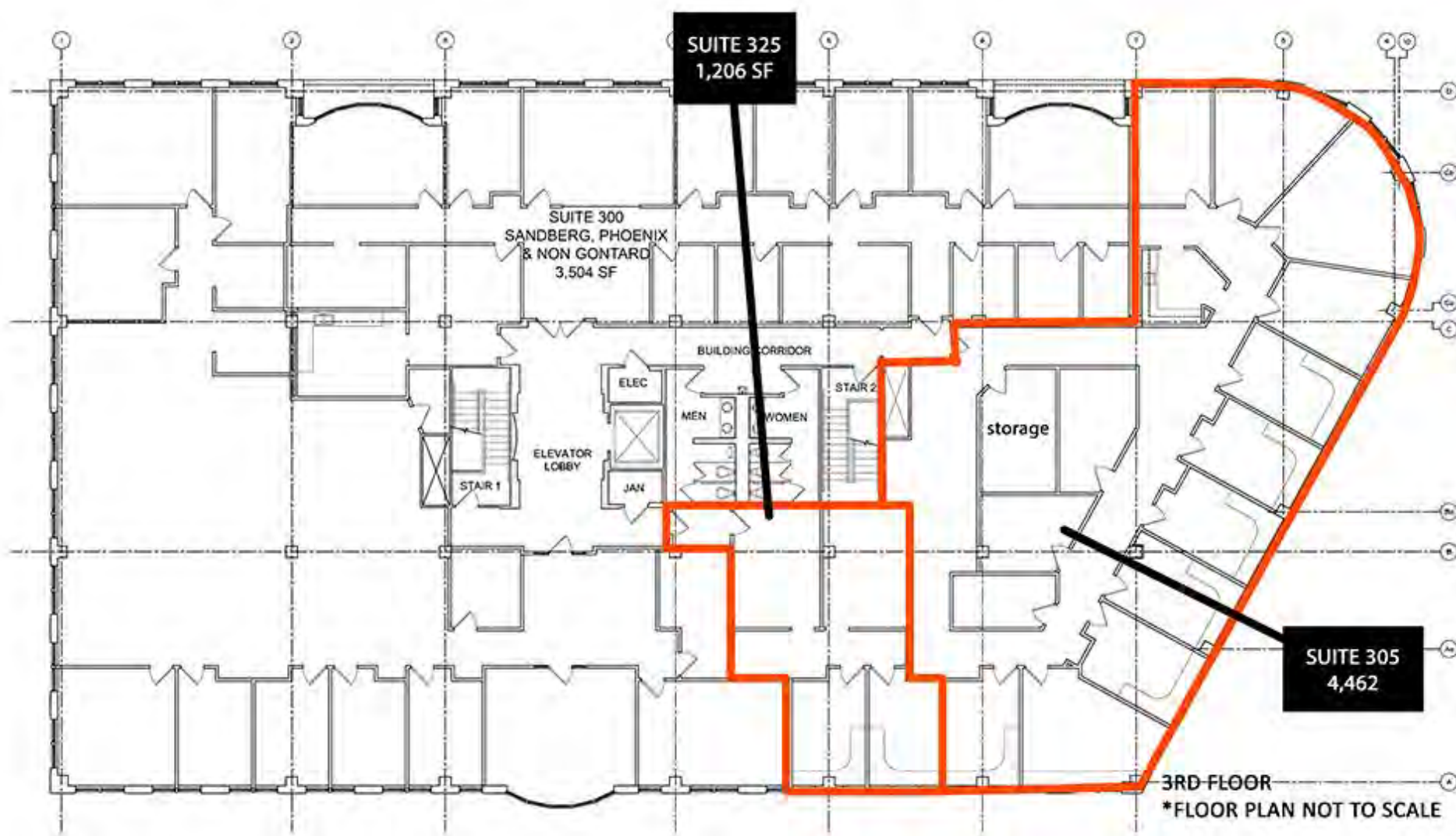


## MARK TWAIN PLAZA I

- 43,500 SF Class A Office Building
- 1,206-5,668 SF Available for Lease



# MARK TWAIN PLAZA I – 3rd FLOOR



## MARK TWAIN PLAZA I – 3<sup>RD</sup> FLOOR

SUITE 305 – 4,462 SF

SUITE 325 – 1,206 SF

LEASE RATE: \$24.50/SF, Full Service

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: 5,668 SF

Direct Lease: 5,668 SF

Sublease: 0 SF

Office: 5,668 SF

Retail: 0 SF

Min Divisible: 1,206 SF

Max Contiguous: 5,668 SF

**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

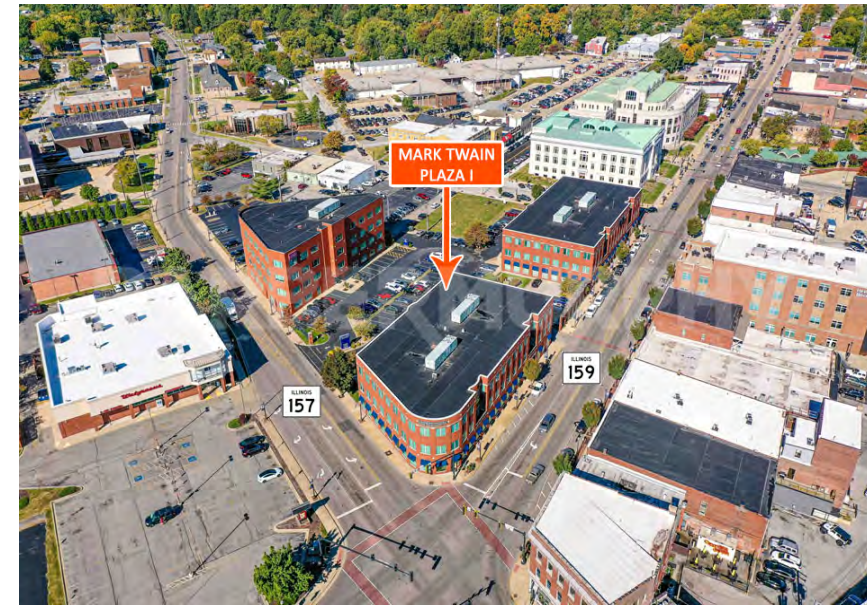
Parking: Common Area

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

**Listing Broker(s)**Collin Fischer CCIM  
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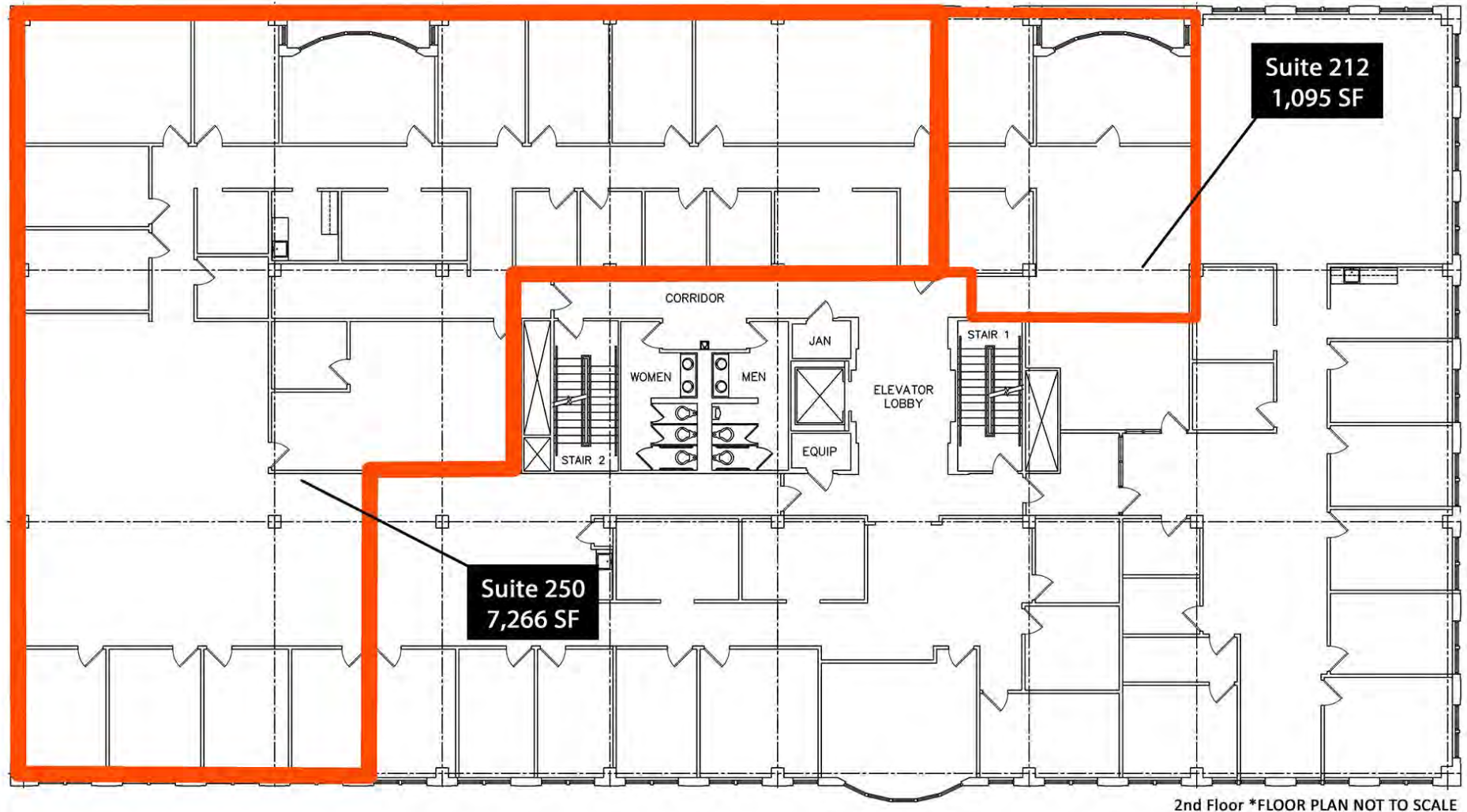


## MARK TWAIN PLAZA II

- 45,587 SF Class A Office Building
- Available Space: 2<sup>nd</sup> Floor: 1,095 – 8,361 SF



# MARK TWAIN PLAZA II – 2nd FLOOR



## MARK TWAIN PLAZA II – 2<sup>nd</sup> FLOOR

SUITE 212 – 1,095 SF - LEASE RATE: \$24.50/SF, Full Service

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

**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:** 8,361 SF**Direct Lease:** 1,095 SF**Sublease:** 7,266 SF**Office:** 8,361 SF**Retail:** 0 SF**Min Divisible:** 1,095 SF**Max Contiguous:** 8,361 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. 7,266 SF available for sublease. Furniture may be available for the sublease space.

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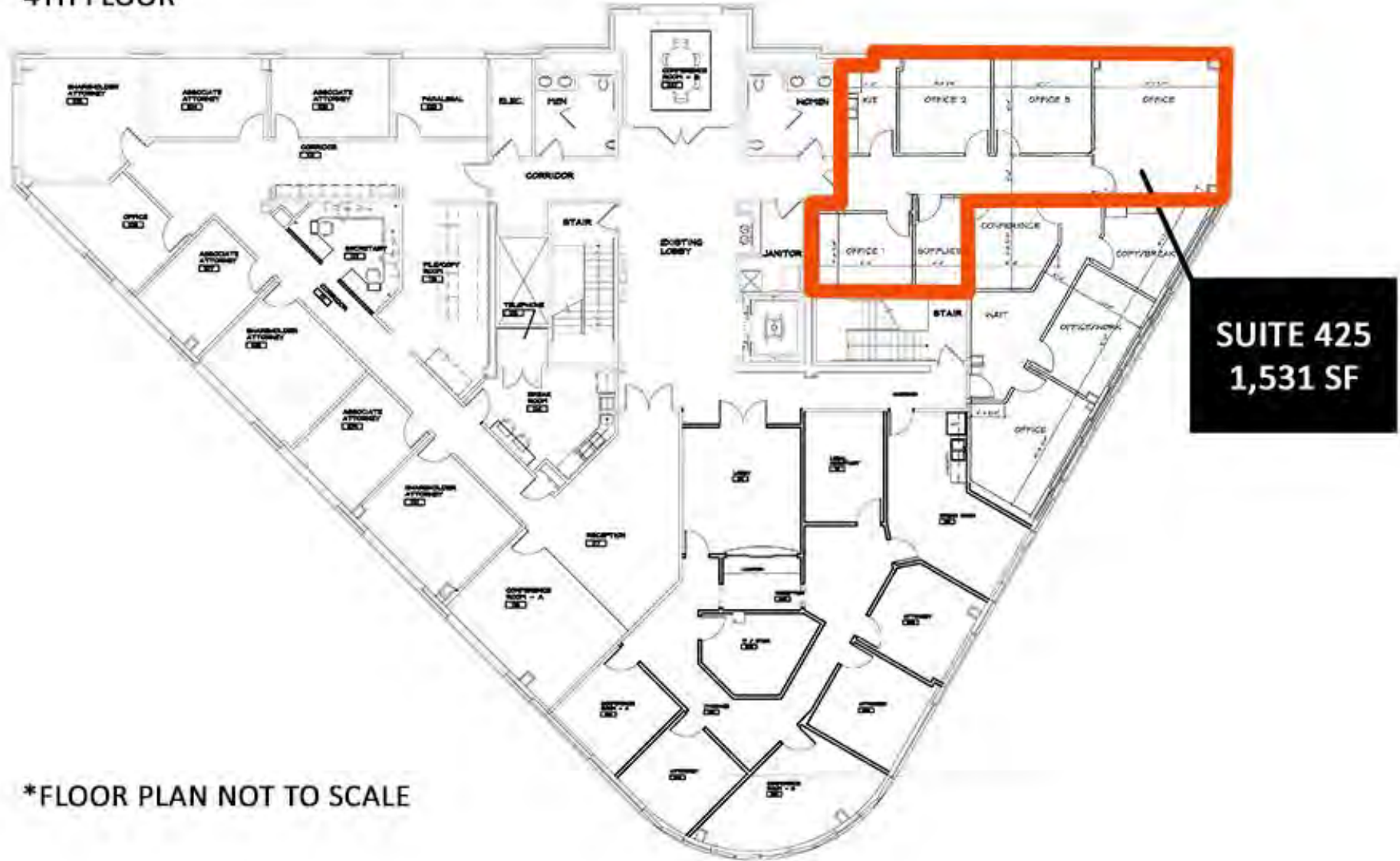
## MARK TWAIN PLAZA III

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



# MARK TWAIN PLAZA III – 4th FLOOR

4TH FLOOR



**SUITE 425**  
**1,531 SF**

\*FLOOR PLAN NOT TO SCALE

**MARK TWAIN PLAZA III – 4<sup>TH</sup> FLOOR**

SUITE 425 – 1,531 SF

LEASE RATE: \$24.50/SF, FULL SERVICE





**Listing No:** 2604

**Office**

**Mark 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.

**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



**Comments**

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

**STRUCTURAL DATA:**

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

**Rehab Year:** **Clearance Max:** 10' **Bay Spacing:**

**Floors:** 4 **Floor Drains:** **Sprinklers:**

**Class:** A

**Listing Broker(s)**

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