

OFFICE/RETAIL SPACE FOR LEASE

TWO SUITES FOR LEASE - 1,230 SF AND 2,335 SF

1550 NORTH MAIN STREET, COLUMBIA, IL 62236



LEASE RATE: \$19.95/SF, GROSS

PRESENTED BY:

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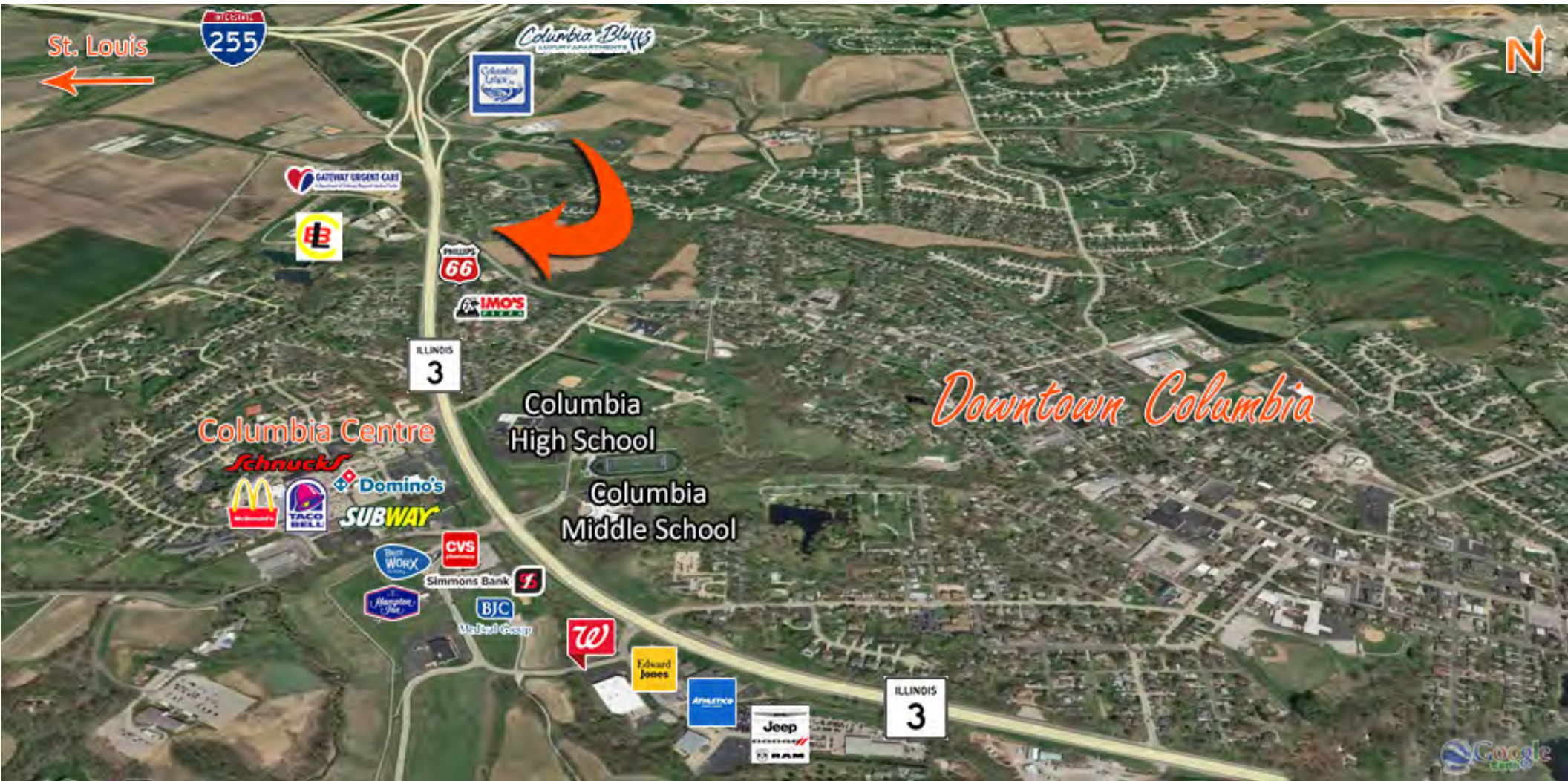
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AREA MAP

1550 North Main St



PROPERTY PHOTOS

1550 North Main St - Suite C - 1,230



- 1,230 SF Office/Retail Suite
- Open Space in the front part of the Suite with a Private Office, Kitchenette and Restroom in the rear

PROPERTY PHOTOS

1550 North Main St - Suite E - 2,335 SF



- 2,335 SF Former Medical Office with Reception Area, Exam Rooms and Offices
- Includes a 1,200 SF Basement

OFFICE/RETAIL PROPERTY INFO

1550 North Main Street | Columbia, IL 62236

SQUARE FOOT INFO

Building SF:	8,072
Direct Lease:	3,565
Office SF:	3,565
Retail SF:	3,565
Min Divisible:	1,230
Max Contiguous:	2,335

PROPERTY INFO

APN:	04-16-100-012-000
County:	IL - Monroe
Zoning:	CC1 - Columbia
Property Taxes:	\$23,930
Parking:	Shared Lot
Traffic Count:	6,200 (N Main) 24,500 (Route 3)

STRUCTURAL DATA

Year Built:	2001
Floors:	1
Signage:	Monument
Construction Type:	Exterior - Block
Min-Max Clearance:	10' -10'

LAND MEASUREMENTS

Lot Size:	1.17 Acres
Dimensions:	93'x220'



SALE/LEASE INFO

Lease Rate:	\$19.95
Lease Type:	GROSS

Property Overview

8,072 SF Office / Retail Building with two Suites for Lease. (1) 1,230 SF Office Space and (1) 2,335 SF Medical / Office Suite formerly used as a doctor's office, space includes 1,200 SF basement.

Location Overview

Located on North Main Street Near IL Route 3, Easy access to I-255.