FOR LEASE

3,300 SF Medical Office Suite

1181 South State Route 157, Edwardsville, Illinois 62025



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

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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



PROPERTY SUMMARY

- 3,300 SF Former Medical/PT Suite for Lease
- Shared entrance & waiting area
- Large surface parking lot
- Easily assessable from IL-157
- Highway signage opportunity

LEASE RATE: \$18.00/SF, NNN

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FLOOR PLAN

1181 South State Route 157, Edwardsville, Illinois 62025







3,313 SF AVAILABLE

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Listing No: Retail	2634	Total SF Avai Min Divisible		3,313 S 3,313 S	
		SQUARE FO	OT INFO:		
		Building Total:		14,344 S	
1181 S State Route 157 Edwardsville, IL 62025		Total Available:		3,313 S	
		Direct Lease:		3,313 S	
SALE INFORMATION:		Sublease:		0 S	
For Sale:	No	Office:		3,313 S	
Sale Price:		Retail:		0 S	
Sale Price/SF:		Min Divisible:		3,313 S	
CAP Rate:		Max Contiguous	S:	3,313 S	
GRM:		LAND MEASUREMENTS:			
NOI:		Acres:		1.4	
LEASE INFORMATION:		Frontage:		120 F	
For Lease:	Yes	Depth:		400 F	
Lease Rate:	\$18.00				
Lease Type:	NNN		PROPERTY INFORMATION:		
Net Charges:	\$4.50				
CAM Charges:		Parcel No:	14-1-15-22-00-0	000-004	
Lease Term:		County:	Madison		

Leasing Comments:

2nd Floor suite with shared entrance and waiting area.

Fotal SF Available:	3,313 SF
Min Divisible SF:	3,313 SF
SQUARE FOOT INFO:	
Building Total:	14,344 SF
Fotal Available:	3,313 SF
Direct Lease:	3,313 SF
Sublease:	0 SF
Office:	3,313 SF
Retail:	0 SF
Min Divisible:	3,313 SF
Max Contiguous:	3,313 SF
LAND MEASUREMENTS:	
Acres:	1.43
Frontage:	120 FT
Depth:	400 FT



PROPERTY INFORMATION:						
Parcel No:	14-1-15-22-00-000-004	TIF:		Parking:	71	
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt	
Zoning:	B-2	Survey:	No	Traffic Count:	20000	
Zoning By:	Edwardsville	Environmental:	No	Property Tax:	\$54,835.00	
Complex:		Archaeological:	No	Tax Year:	2021	
Prior Use:	Medical					

STRUCTURAL DATA:				
Year Built:	2005	Clearance Min:	Exterior:	
Rehab Year:		Clearance Max:	Bay Spacing:	
Floors:	2	Floor Drains:	Sprinklers:	
Class:	В			

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376

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Comments