

FOR
LEASE

730 SF OFFICE SPACE

5011 North Illinois Street, Fairview Heights, Illinois 62208



BARBERMURPHY

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AREA MAP



PROPERTY SUMMARY

- 730 SF Office Suite located between Frank Scott Parkway and Highway 50
- Building sign facing IL Route 159 (North Illinois Street)
- 1 Office, ADA restroom and Kitchenette
- Suite access from Rear with foyer entrance

LEASE RATE: \$14.00/SF, NNN

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IMAGES



Listing No: 2648

Office

Office Space

5011 N. Illinois Street, Fairview Heights Commons
Fairview Heights, IL 62208**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$14.00/SF

Lease Type: NNN

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

730 SF office suite available. 1 office overlooking lake with storage, Reception and waiting area with kitchenette. Rear Entrance with excellent parking.

Comments

Total SF Available: 730 SF

Min Divisible SF: 730 SF

SQUARE FOOT INFO:

Building Total: 3,200 SF

Total Available: 730 SF

Direct Lease: 730 SF

Sublease: 0 SF

Office: 730 SF

Retail: 730 SF

Min Divisible: 730 SF

Max Contiguous: 730 SF

LAND MEASUREMENTS:

Acres: 0.97

Frontage: 150 FT

Depth: 130 FT

PROPERTY INFORMATION:

Parcel No: 03330408001

County: St. Clair

Zoning: B-2

Zoning By: Fairview Heights

Complex: Yes

Prior Use: Home Care Service /
Medical

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: 12

Surface Type: Asphalt

Traffic Count: 23700

Property Tax: \$11,135.56

Tax Year: 2021

**STRUCTURAL DATA:**

Year Built: 2003 Clearance Min: 9' Exterior: Brick

Rehab Year: N/A Clearance Max: 9' Bay Spacing: N/A

Floors: 1 Floor Drains: N/A Sprinklers: None

Class: A

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