FOR 730 SF OFFICE SPACE LEASE 5011 North Illinois Street, Fairview Heights, Illinois 62208 LAKELAND HILLSTRENDAL



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Scott Muentnich C: 618-975-0504 ScottM@barbermurphy.com









AREA MAP



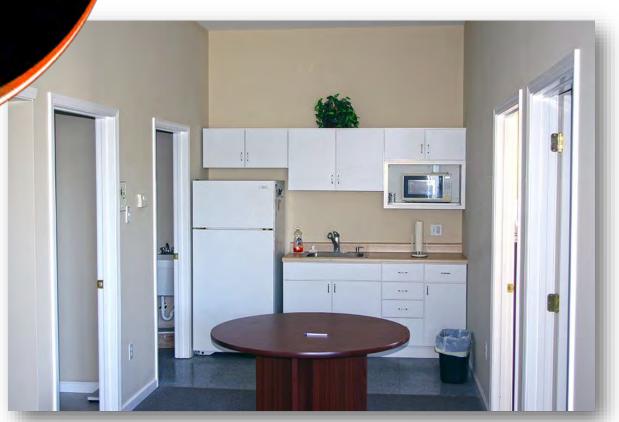
PROPERTY SUMMARY

- 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

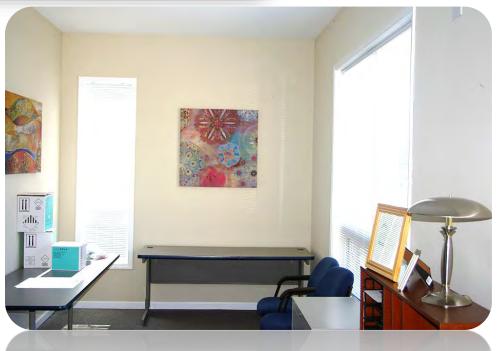
LEASE RATE: \$14.00/SF, NNN

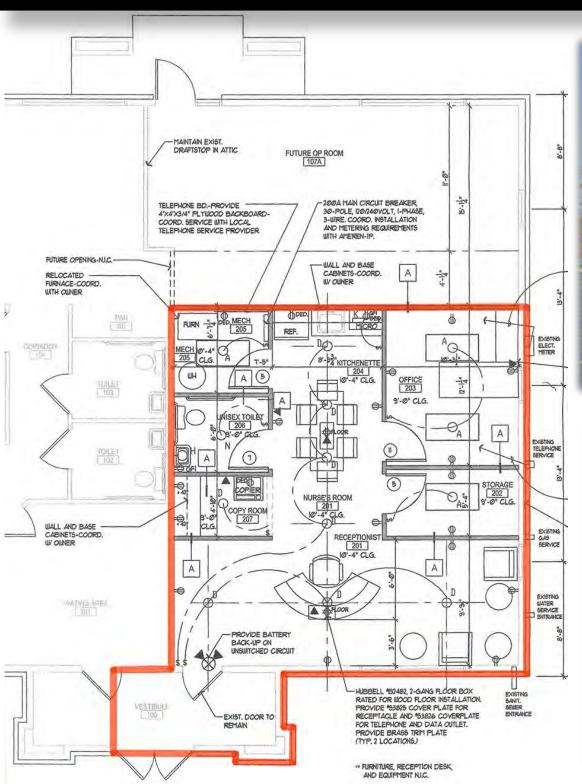
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IMAGES















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:

Comments

Leasing Comments:

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

Total SF Available: 730 SF Min Divisible SF: 730 SF

SQUARE FOOT INFO:

Building Total: 3,200 SF 730 SF **Total Available: Direct Lease:** 730 SF 0 SF Sublease: 730 SF Office: 730 SF Retail: 730 SF Min Divisible: 730 SF Max Contiguous:

LAND MEASUREMENTS:

 Acres:
 0.97

 Frontage:
 150 FT

 Depth:
 130 FT



PROPERTY INFORMATION:

Parcel No: 03330408001 TIF: No Parking: 12 St. Clair **Enterprise Zone:** No **Surface Type:** Asphalt County: B-2 23700 Survey: No **Traffic Count:** Zoning: Zoning By: Fairview Heights **Environmental:** No **Property Tax:** \$11,135.56 Yes Tax Year: 2021 Complex: Archaeological: No

Prior Use: Home Care Service /

Medical

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

Listing Broker(s)

Scott Muentnich Office: (618) 277-4400 scottm@barbermurphy.com Cell: (618) 975-0504

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