

Professional Office Space

411 Edwardsville Road, Troy, IL 62294



FOR LEASE

BARBERMURPHY

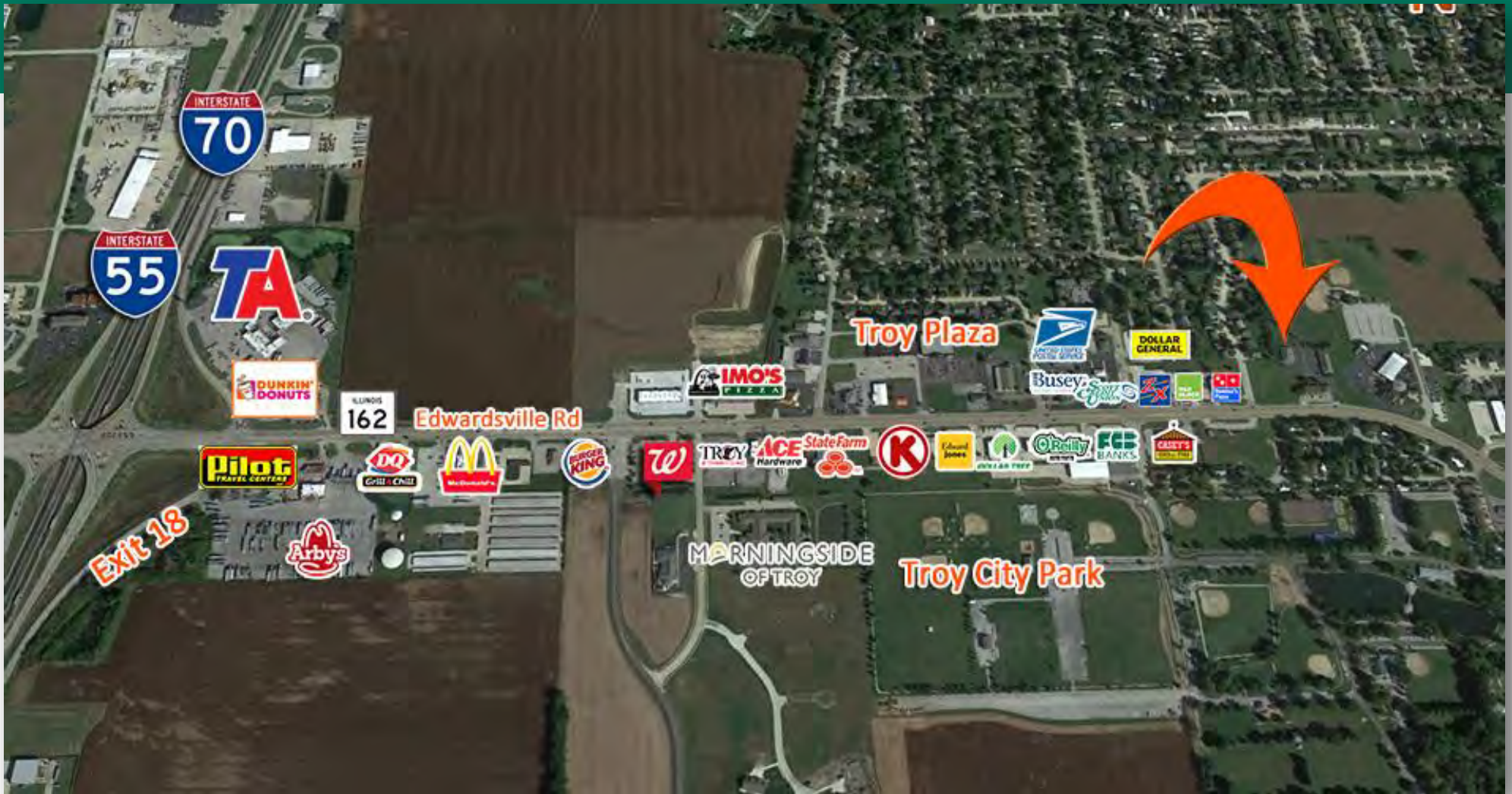
COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

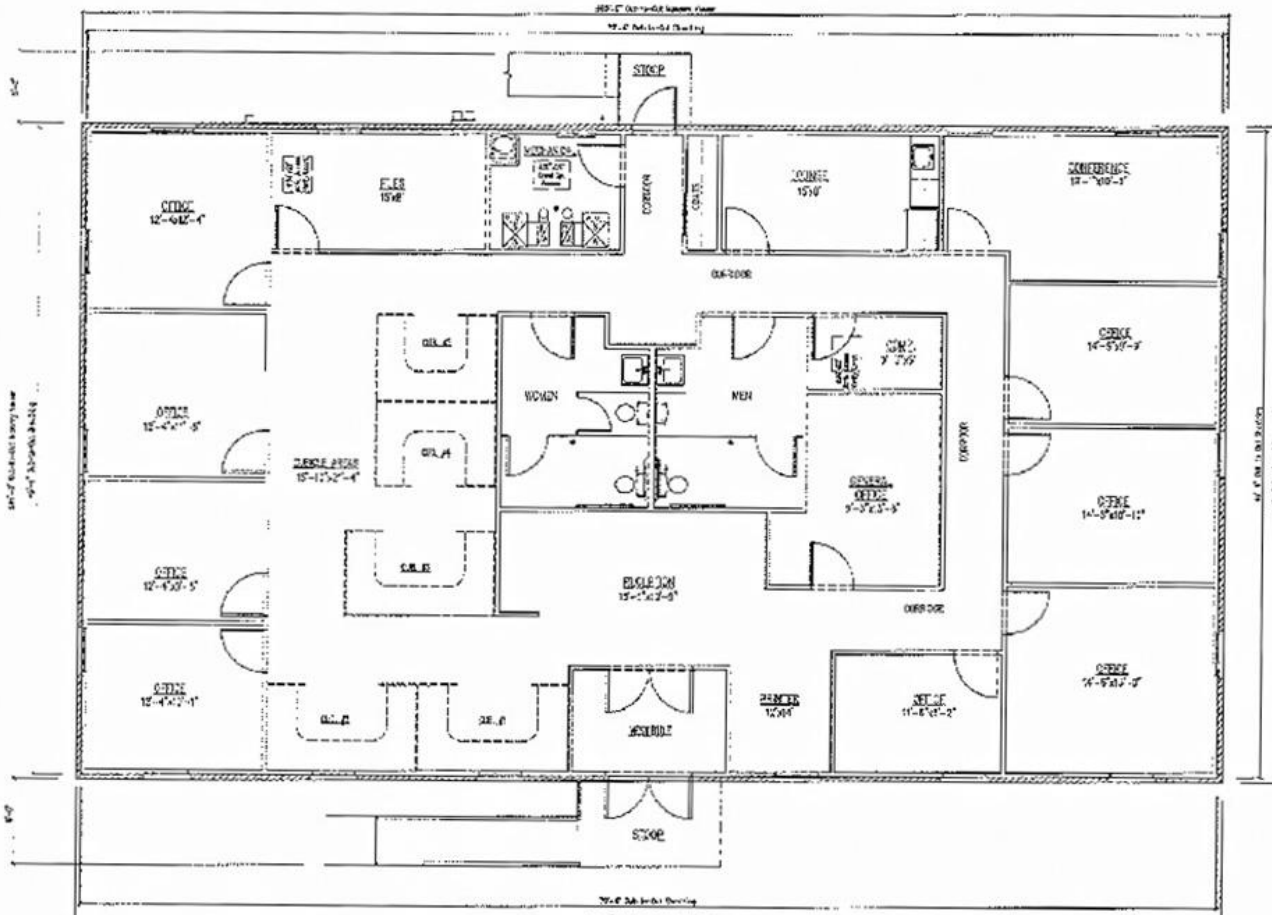
- Space can be subdivided (1,840-3,680 SF)
- 9 Offices
- Cubicle/Bullpen Area
- Reception desk
- Breakroom and file storage

SALE PRICE: \$14.00/SF, Gross

BARBERMURPHY

411 EDWARDSVILLE RD,
Troy, IL 62294

Professional Office Space



FLOOR PLAN

1,840-3,680 SF



OFFICE FOR LEASE

- Printer area
- Reception area
- 9 Offices
- Lounge
- Conference room
- File room
- Cubicle/bullpen

*space can be subdivided

INTERIOR IMAGES



Listing No: 1144

Office
Office411 Edwardsville Rd
Troy, IL 62294**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: Gross
Net Charges:
CAM Charges:
Lease Term:**Leasing Comments:**

Medical office/ office use. 1840-3680 Sq feet available for lease. Printer area, reception area, up to 9 offices, lounge, conference room, File room, Cubicle/bullpen area. Space can be subdivided. Clean professional office space.

CommentsTotal SF Available: 1,840 SF
Min Divisible SF: 1,840 SF**SQUARE FOOT INFO:**Building Total: 3,680 SF
Total Available: 1,840 SF
Direct Lease: 3,680 SF
Sublease: 0 SF
Office: 3,680 SF
Retail: 0 SF
Min Divisible: 1,840 SF
Max Contiguous: 3,680 SF**LAND MEASUREMENTS:**Acres:
Frontage:
Depth:**PROPERTY INFORMATION:**

Parcel No:	09-2-22-04-00-000-007.010c	TIF:	No	Parking:	common
County:	Madison	Enterprise Zone:	No	Surface Type:	Concrete
Zoning:	C-2 General Commercial	Survey:	No	Traffic Count:	N/A
Zoning By:	Troy	Environmental:	No	Property Tax:	\$6,858.00
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	medical sales				

**STRUCTURAL DATA:**

Year Built:	2003	Clearance Min:	9'	Exterior:	Brick
Rehab Year:		Clearance Max:	9'	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:					

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