

# 1,300-4,000 SF OFFICE/RETAIL SPACE

6100-6108 North Illinois Street, Fairview Heights, IL



FOR LEASE

2,700 SF  
Available

1,300 SF  
Available



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Matt Barriger  
C: 618.973.5507  
[MattB@barbermurphy.com](mailto:MattB@barbermurphy.com)



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

- Marquee signage
- Average daily traffic: 30,000 cars
- **Suite 6100 (Retail):** 2,700 SF
  - open floor plan, kitchen, private room, office, sales counter, and restrooms
- **Suite 6102 (Office/Retail):** 1,300 SF
  - 2 private offices, conference room, restroom, kitchenette, and reception/bullpen area

LEASE RATE: \$12.50/SF, NNN

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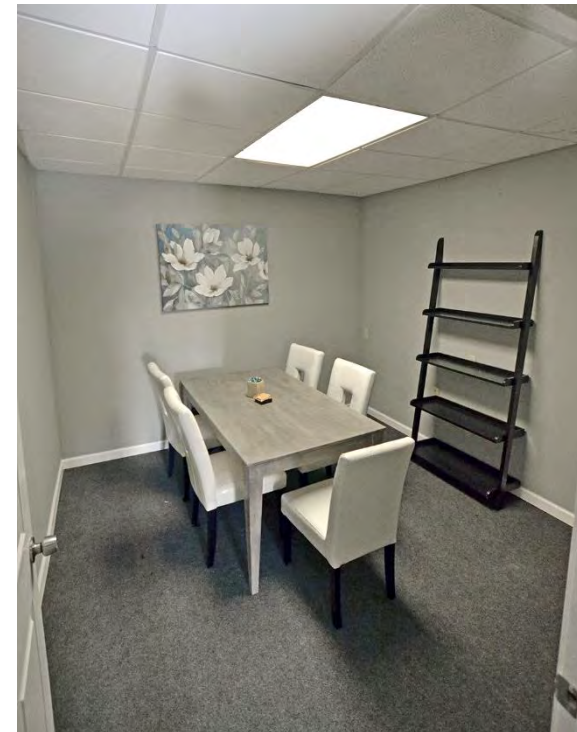


# SUITE 6100 INTERIOR PHOTOS





# SUITE 6102 INTERIOR PHOTOS



Listing No:

1002

Office

Total SF Available:

4,000 SF

Min Divisible SF:

1,300 SF

SQUARE FOOT INFO:

Building Total:

29,190 SF

Total Available:

4,000 SF

Direct Lease:

4,000 SF

Sublease:

0 SF

Office:

4,000 SF

Retail:

4,000 SF

Min Divisible:

1,300 SF

Max Contiguous:

4,000 SF

LAND MEASUREMENTS:

Acres:

1.88

Frontage:

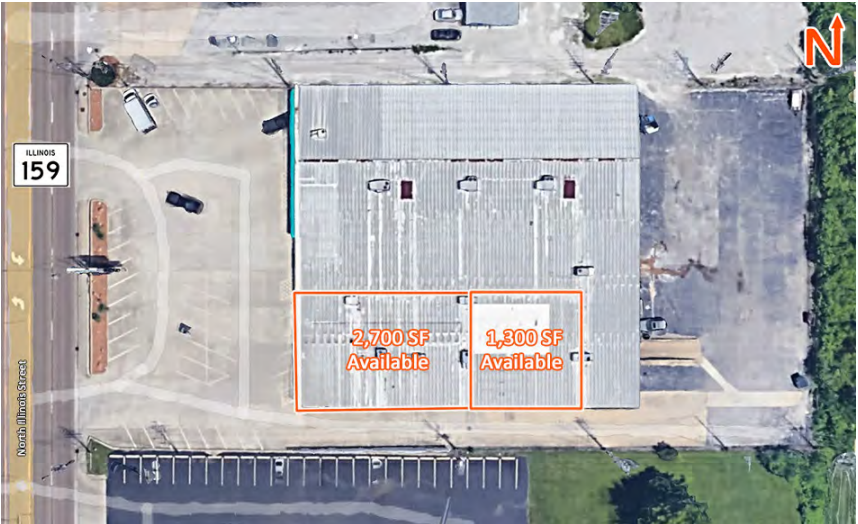
200 FT

Depth:

410 FT

PROPERTY INFORMATION:

Parcel No:	03-27.0-300-041	TIF:	No	Parking:	60
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt/Concrete
Zoning:	B-3	Survey:	No	Traffic Count:	30,000
Zoning By:	Fairview Heights	Environmental:	No	Property Tax:	\$34,874.04
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Office/ Ice Creamery				



6100 - 6108 North Illinois Street  
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:

\$12.50

Lease Type:

NNN

Net Charges:

\$3.00

CAM Charges:

Lease Term:

Leasing Comments

Office/Retail spaces located on North/South thoroughfare of Illinois 159 in Fairview Heights. Surrounded by big box retail. Adjoining tenants, The Bed Room Store & Mid-West Twisters. One mile south of Interstate 64 and St. Clair Square Mall. Up to 4,000 SF available in retail corridor. Property fronting North Illinois (RTE 159). Less than a mile from Interstate 64. Suite 6100 is 2,700 SF retail suite, former Ice Creamery. Open floor concept, with kitchen area, private room, office, sales counter, M&W restrooms. Suite 6102 is a 1,300 SF office/retail suite with large open entry area, 2 private offices, conference room, kitchen and restroom.

STRUCTURAL DATA:

Year Built:	1973	Clearance Min:	10'	Exterior:	Masonry Block / Brick
Rehab Year:	2015	Clearance Max:	12'	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:					

Listing Broker(s)

Matt Barriger

Office: (618) 277-4400

mattb@barbermurphy.com

Cell: (618) 973-5507