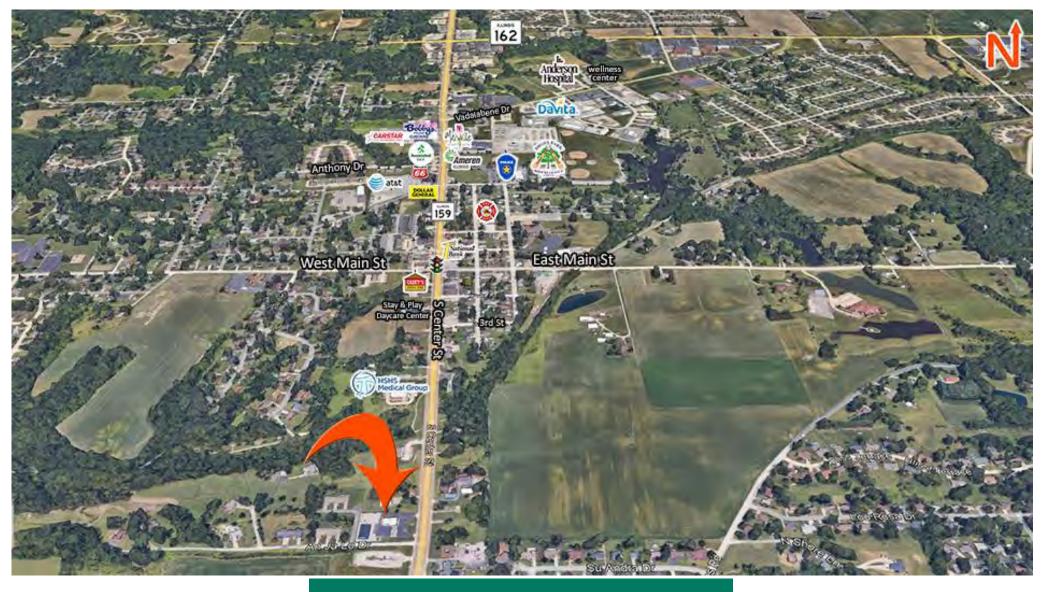
PROFESSIONAL OFFICE SPACE

2921 Maryville Road, Maryville, Illinois 62062



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Collin Fischer – CCIM C: 618.420.2376 CollinF@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.



PROPERTY SUMMARY

- 1,300 SF for lease
- Five offices with a reception area
- Great exposure to IL-159
- Signage opportunity on existing monument

LEASE RATE: \$1,800/Month, Gross

IMAGES & FLOOR PLAN

BARBERMURPHY



BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

Listing No: Office	2685	Total SF Avai Min Divisible		1,300 \$ 1,300 \$		
		SQUARE FOO	OT INFO:			
		Building Total:		3,724	SF	5
2921 Maryville Rd Maryville, IL 62062		Total Available:		1,300	SF	AT CONS
		Direct Lease:		1,300	SF	
SALE INFORMATION:		Sublease:		0	SF	J. Law
For Sale:	No	Office:		1,300	SF	hat .
Sale Price:		Retail:		0	SF	
Sale Price/SF:		Min Divisible:		1,300	SF	6
CAP Rate:		Max Contiguous	5:	1,300	SF 🎽	Date -
GRM: NOI:		Office:1,300 SFRetail:0 SFMin Divisible:1,300 SFMax Contiguous:1,300 SFLAND MEASUREMENTS:				
		Acres:		0.	.60	1 14
LEASE INFORMATION:		Frontage:		100	FT	3
For Lease:	Yes	Depth:		280	FT	
Lease Rate:	\$1,800/Month					1
Lease Type:						
Net Charges:			NFORMATION:			
CAM Charges:		Parcel No:	13-1-21-11-00-00	0-027	TIF:	No
Lease Term:		County:	Madison		Enterprise Zone:	No
		Zoning:	B-1		Survey:	No
Leasing Comments:		Zoning By:	Maryville		Environmental:	No

Complex:

Prior Use:

Leasing Comments:

DRMATION:			
13-1-21-11-00-000-027	TIF:	No	Parking:
Madison	Enterprise Zone:	No	Surface Type:
3-1	Survey:	No	Traffic Count:
<i>l</i> aryville	Environmental:	No	Property Tax:
	Archaeological:	No	Tax Year:

Co	mn	nei	nts

Professional Office space with easy access from IL-159 (Maryville Rd.) Cannot be leased to an banking business, tax prep or bookkeeping/accounting, insurance, wealth management or financial advisors

STRUCTURAL DATA:					
Year Built:	1972	Clearance Min:	10'	Exterior:	
Rehab Year:	2021	Clearance Max:	10'	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:	В				

South Center Street

Shared Asphalt 17300 \$8,271.36

2021

Listing Broker(s)

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

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