

PROFESSIONAL OFFICE SPACE

2921 Maryville Road, Maryville, Illinois 62062



FOR LEASE

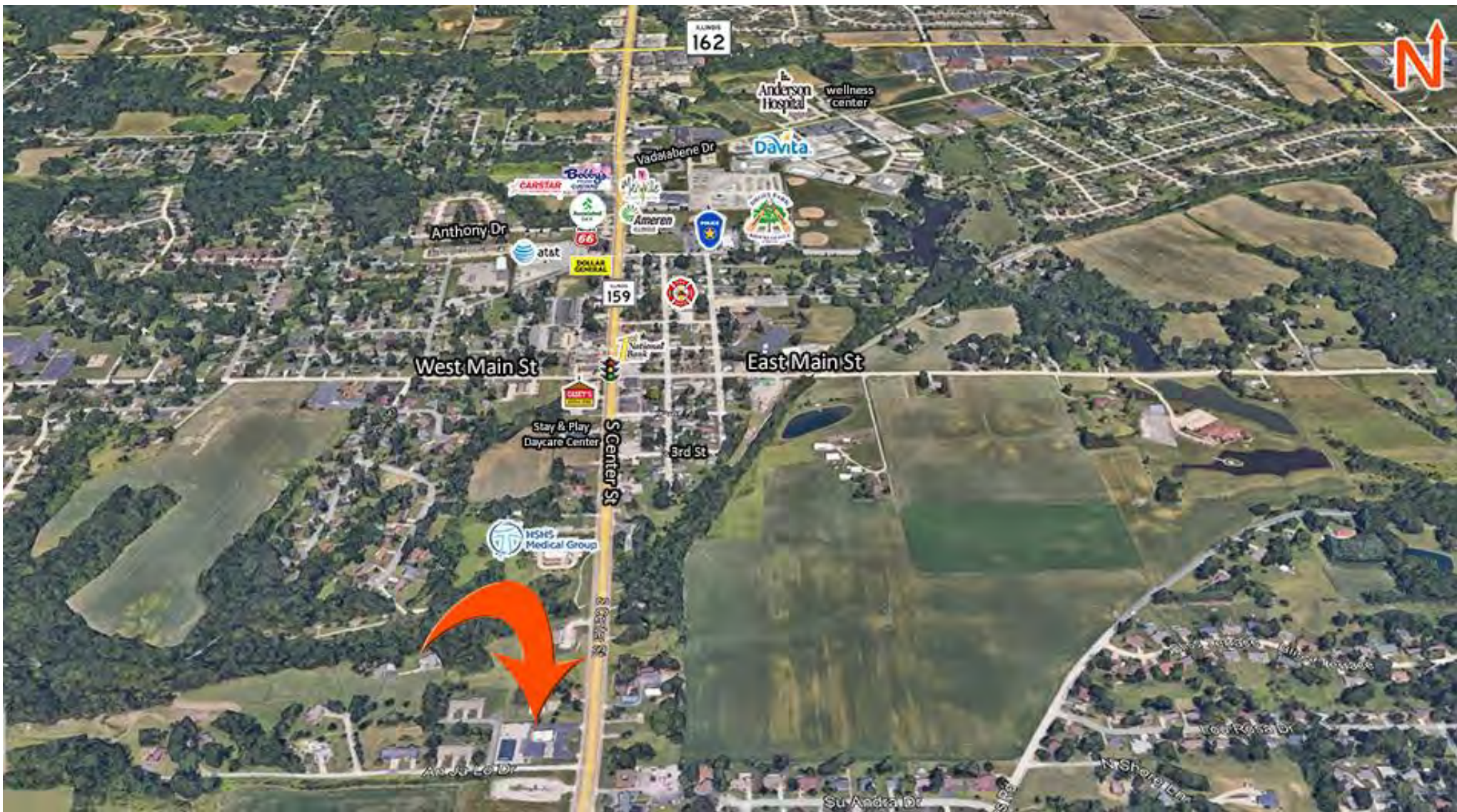
BARBERMURPHY

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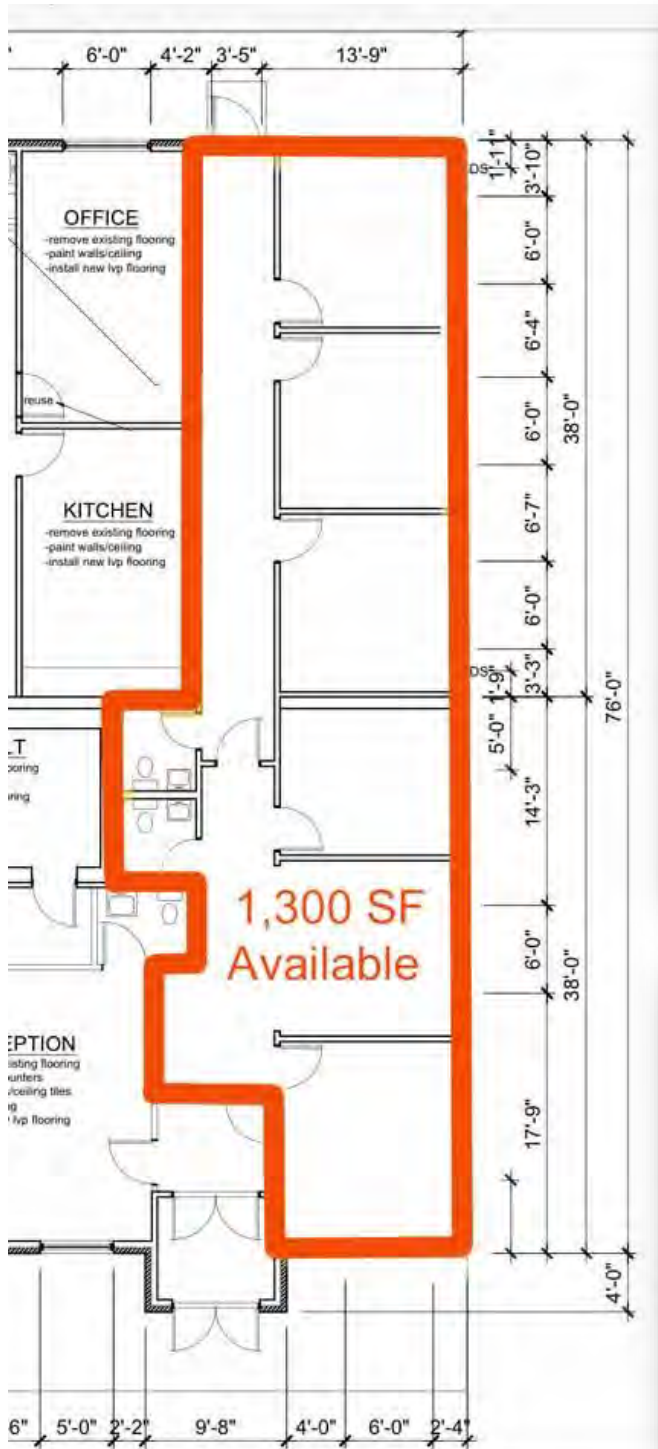
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



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



Listing No: 2685

Office

2921 Maryville Rd
Maryville, IL 62062**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$1,800/Month

Lease Type: Gross

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

Comments

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

Total SF Available: 1,300 SF

Min Divisible SF: 1,300 SF

SQUARE FOOT INFO:

Building Total: 3,724 SF

Total Available: 1,300 SF

Direct Lease: 1,300 SF

Sublease: 0 SF

Office: 1,300 SF

Retail: 0 SF

Min Divisible: 1,300 SF

Max Contiguous: 1,300 SF

LAND MEASUREMENTS:

Acres: 0.60

Frontage: 100 FT

Depth: 280 FT

PROPERTY INFORMATION:

Parcel No: 13-1-21-11-00-000-027

County: Madison

Zoning: B-1

Zoning By: Maryville

Complex:

Prior Use:

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: Shared

Surface Type: Asphalt

Traffic Count: 17300

Property Tax: \$8,271.36

Tax Year: 2021

**STRUCTURAL DATA:**

Year Built: 1972

Rehab Year: 2021

Floors: 1

Class: B

Clearance Min: 10'

Clearance Max: 10'

Floor Drains:

Exterior:

Bay Spacing:

Sprinklers:

Listing Broker(s)

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