

# CORPORATE CENTRE II

## 4,732 SF OFFICE SPACE FOR SUB-LEASE

16 EXECUTIVE DR, FAIRVIEW HEIGHTS, IL 62208



REDUCED LEASE RATE: \$21/SF, FULL SERVICE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS

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# PROPERTY SUMMARY

Corporate Centre, II  
16 Executive Dr | Fairview Heights, IL 62208



## Property Summary

Building Name:	16 Executive Dr
Type:	Office
Year Built:	2001
Renovated:	2020
Building Class:	A
Building SF:	53,000
Available SF:	4,732
Office SF:	4,732
Lease Rate:	\$21.00/SF
Lease type:	Full Service
Sub-lease exp.	6/30/2027
Traffic Count:	78,000
Zoning:	B-2
APN:	03-22-0-302-006

## Property Overview

This fully renovated 4,723 square foot office suite is turnkey and ready for move-in. Overlooking both Interstate-64 and the Fairview Executive Business Park, the suite boasts floor-to-ceiling glass in all private offices (4) and conference rooms (2), providing an abundance of natural light and stunning views. The separate reception area and outstanding break room are perfect for welcoming clients and hosting team meetings.

The 21 upscale cubicles were designed and made by Egyptian Partners and are all in tremendous condition, creating a productive and professional atmosphere for your team. The LED is valid till 6/30/2027, reducing the need for any additional upgrades or expenses.

If desired, high-end furniture may be available for the new tenant.

## Location Overview

Fairview Heights, IL is located in St. Clair County, in the southwestern part of the state. Fairview Heights is a quiet and friendly community with plenty of amenities and local attractions to offer residents and visitors alike.

One of the main draws of Fairview Heights is its convenient location in relation to St. Louis, Missouri, which is just across the Mississippi River to the west. This proximity to a major urban center affords residents easy access to all the big-city amenities they might need, including shopping, dining, entertainment, cultural events, and more.

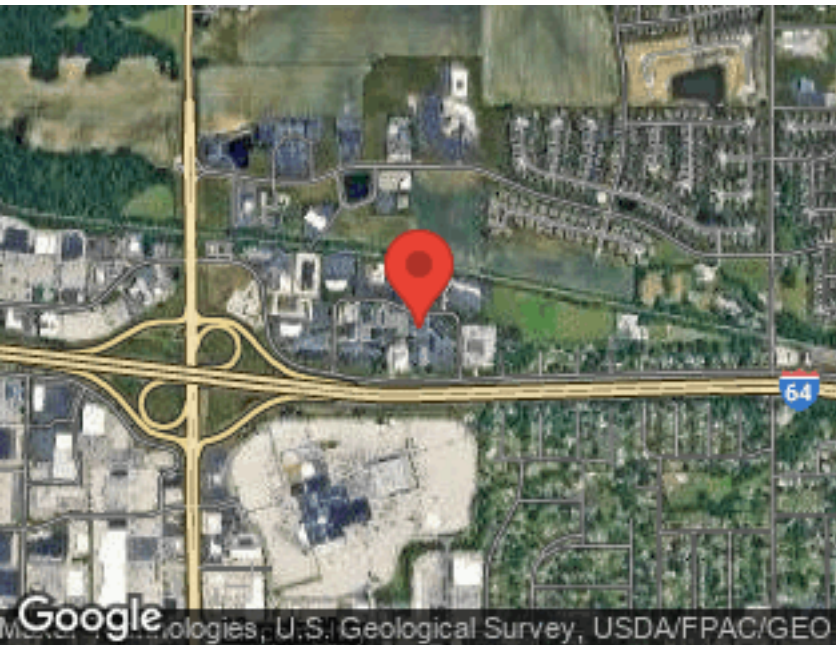
Additionally, Fairview Heights is a retail hub for a number of shopping destinations, including the St. Clair Square Mall, which features over 100 stores and restaurants.

# AVAILABLE SPACES

Corporate Centre, II  
16 Executive Dr | Fairview Heights, IL 62208

OFFICE

FOR LEASE



Space	Size	Rate	Use	Available
Suite 300	4,732	\$21.00 /sf/yr	Office	Yes

### Nearby Places

- CWS
- Spectrum Reach
- BAE Systems
- VITAS Healthcare
- EFK Moen

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# FLOOR PLAN

Corporate Centre, II  
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## FLOOR PLAN OF THE LEASED PROPERTY



# PROPERTY PHOTOS

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# BUSINESS MAP

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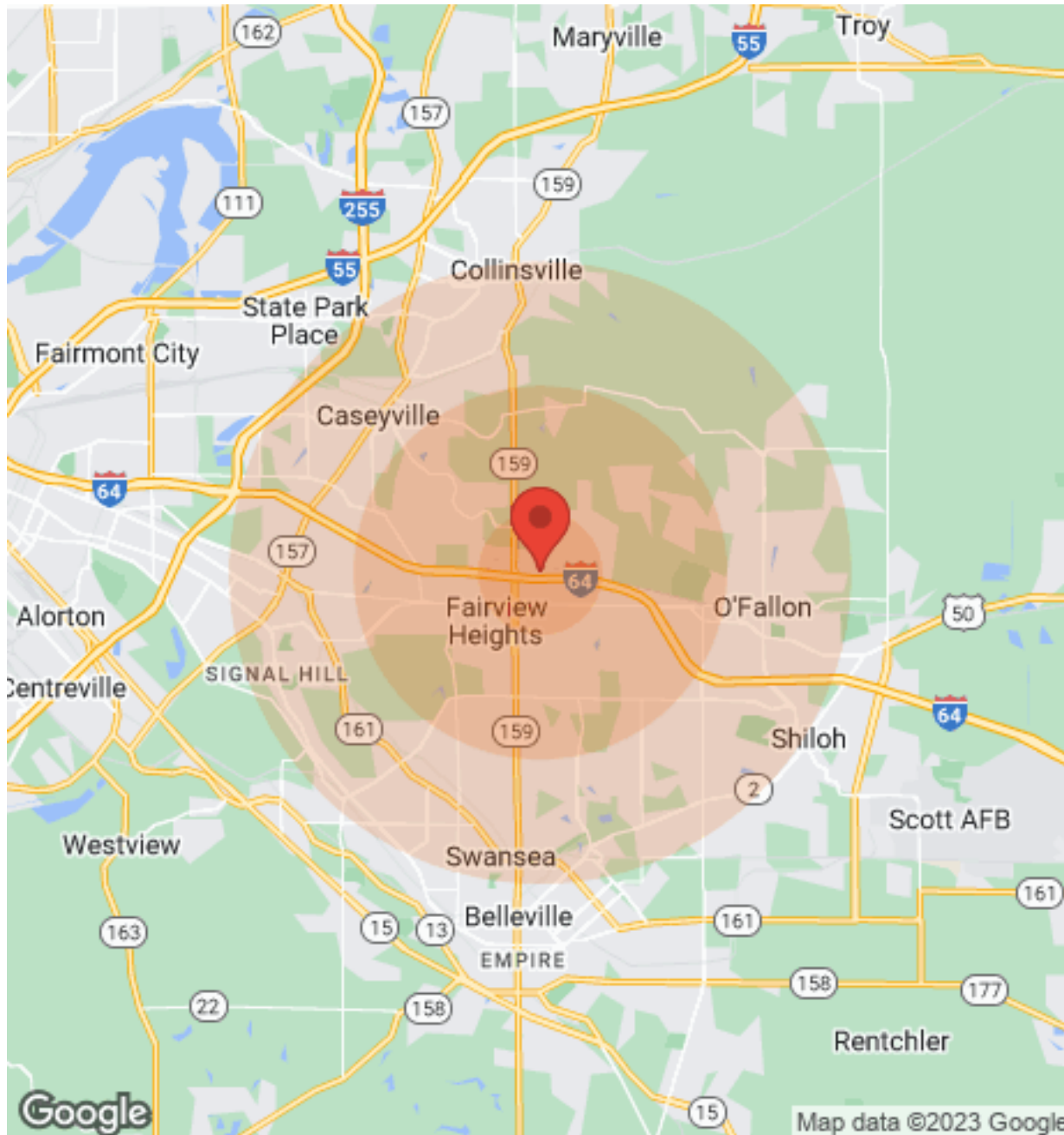
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,147	14,210	52,596
Female	1,350	15,071	56,029
Total Population	2,497	29,281	108,625

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	497	5,641	21,209
Ages 15-24	311	3,765	14,305
Ages 55-64	287	3,752	13,784
Ages 65+	474	4,843	16,598

Income	1 Mile	3 Miles	5 Miles
Median	\$55,983	\$73,380	\$57,167
< \$15,000	108	872	4,447
\$15,000-\$24,999	75	549	4,238
\$25,000-\$34,999	74	1,084	4,413
\$35,000-\$49,999	161	1,595	5,474
\$50,000-\$74,999	228	2,822	9,402
\$75,000-\$99,999	167	2,124	6,083
\$10,000-\$149,999	194	2,173	6,600
\$150,000-\$199,999	N/A	487	2,056
> \$200,000	13	233	1,205

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,078	12,817	48,205
Occupied	1,033	12,004	44,649
Owner Occupied	876	8,622	30,641
Renter Occupied	157	3,382	14,008
Vacant	45	813	3,556

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