

OFFICE FOR LEASE

5,000 SF OFFICE SUITE

1 COUNTRY CLUB VIEW DRIVE, EDWARDSVILLE, IL 62025

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



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PRESENTED BY:

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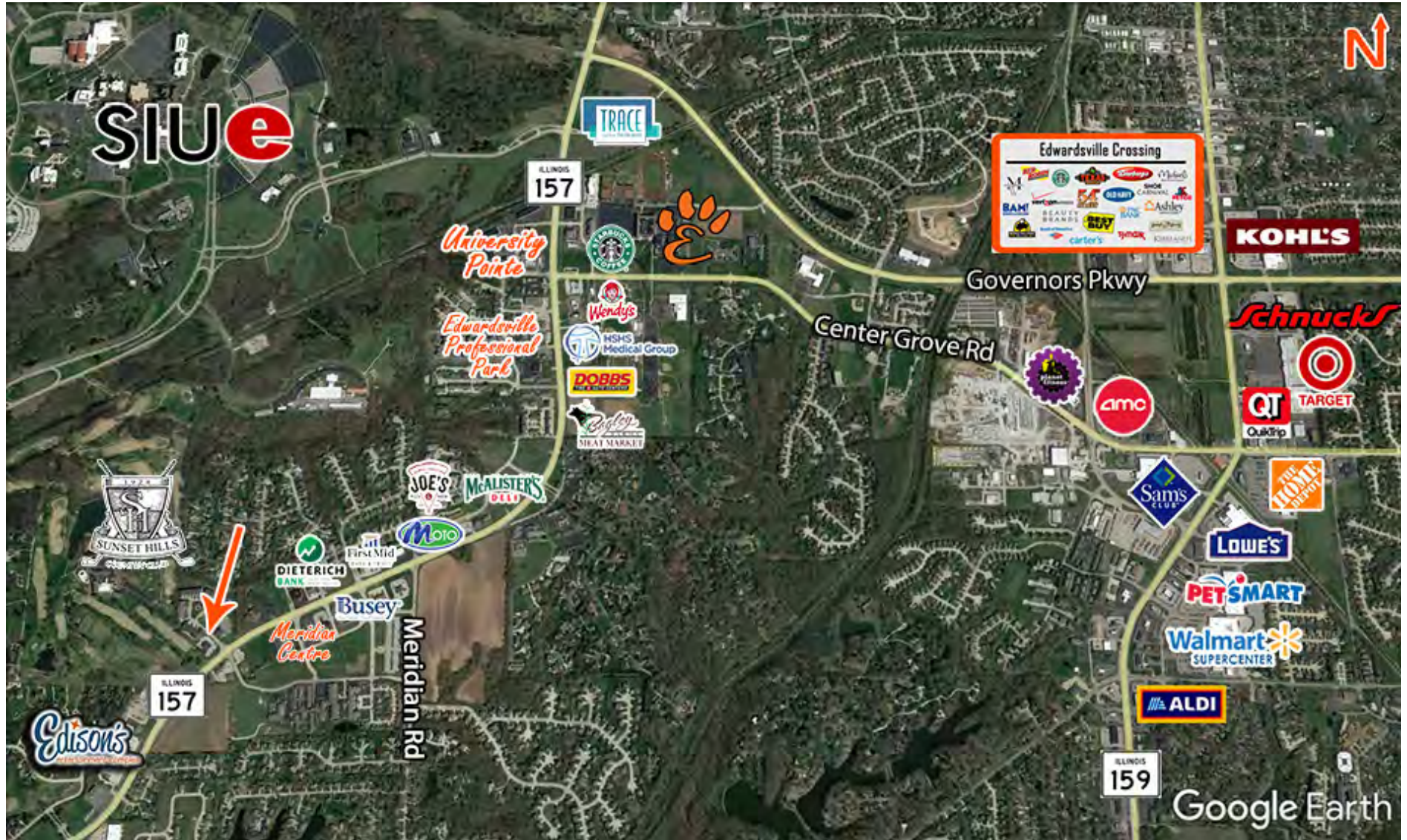
Principal
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LEASE RATE: \$16.00/SF, NNN

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.

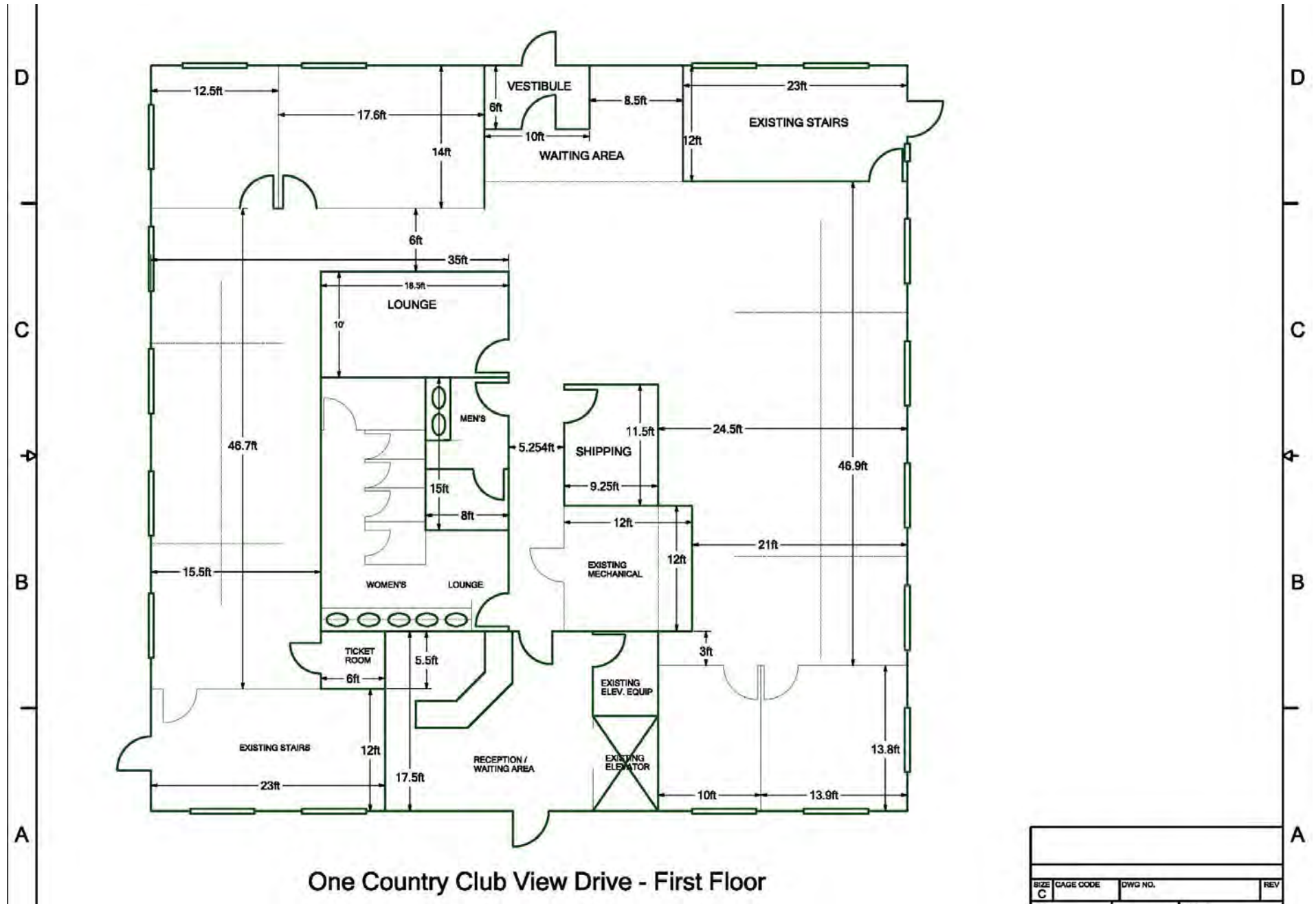
AREA MAP

1 Country Club View Drive | Edwardsville, IL 62025



FLOOR PLAN

1 Country Club View Drive | Edwardsville, IL 62025



OFFICE/RETAIL PROPERTY INFO

1 Country Club View Drive | Edwardsville, IL 62025

LISTING #: 2733

SQUARE FOOT INFO

Building SF:	11,280
Office SF:	5,000
Min Divisible:	5,000
Max Contiguous:	5,000

PROPERTY INFO

APN:	14-2-15-21-19-401-001
County:	IL - Madison
Zoning:	PUD
Property Taxes:	\$18,773
Prior Use:	Office
Parking:	Exposed
Traffic Count:	15,100

STRUCTURAL DATA

Year Built:	2003
Building Class:	A
Floors:	2
Signage:	Building
Construction Type:	Brick

LAND MEASUREMENTS

Lot Size:	0.75 Acres
Dimensions:	200' x 150'



SALE/LEASE INFO

Lease Rate:	\$16.00/SF
Lease Type:	NNN

Property Overview

- Main floor suite available for lease
- Located at entrance to Sunset Hills Country Club

Location Overview

- Only 1.5 miles from I-270
- Excellent exposure to and easy access from IL-157