

LOWER LEVEL MEDICAL SUITE FOR LEASE

2,900 SF OFFICE SUITE

3535 COLLEGE AVE., ALTON, IL 62002

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



LEASE RATE: \$13/SF, MODIFIED GROSS

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COMMERCIAL REAL ESTATE SOLUTIONS

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PRESENTED BY:

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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 PHOTOS

2,900 SF Office Suite
3535 College Ave. | Alton, IL 62002



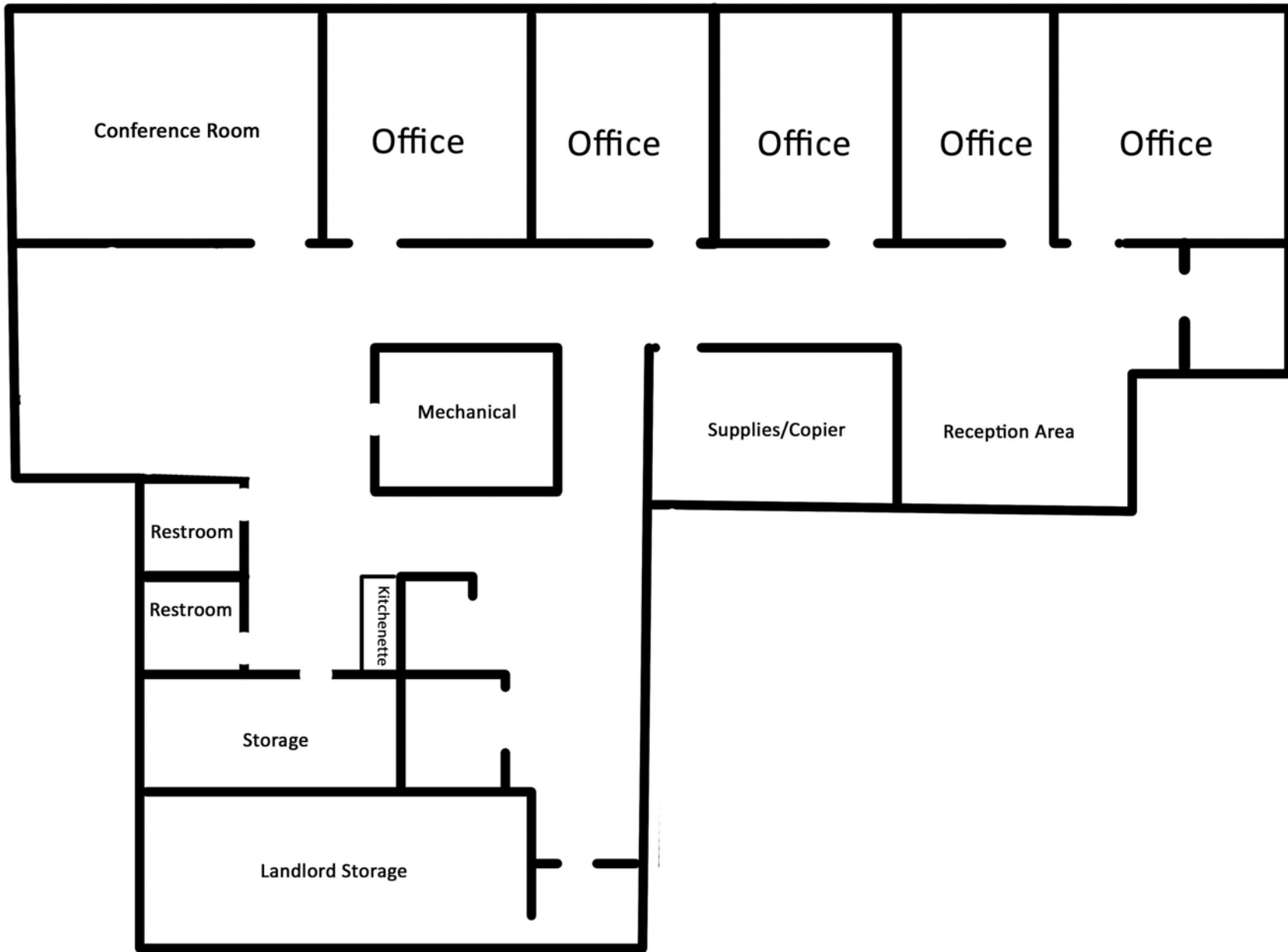
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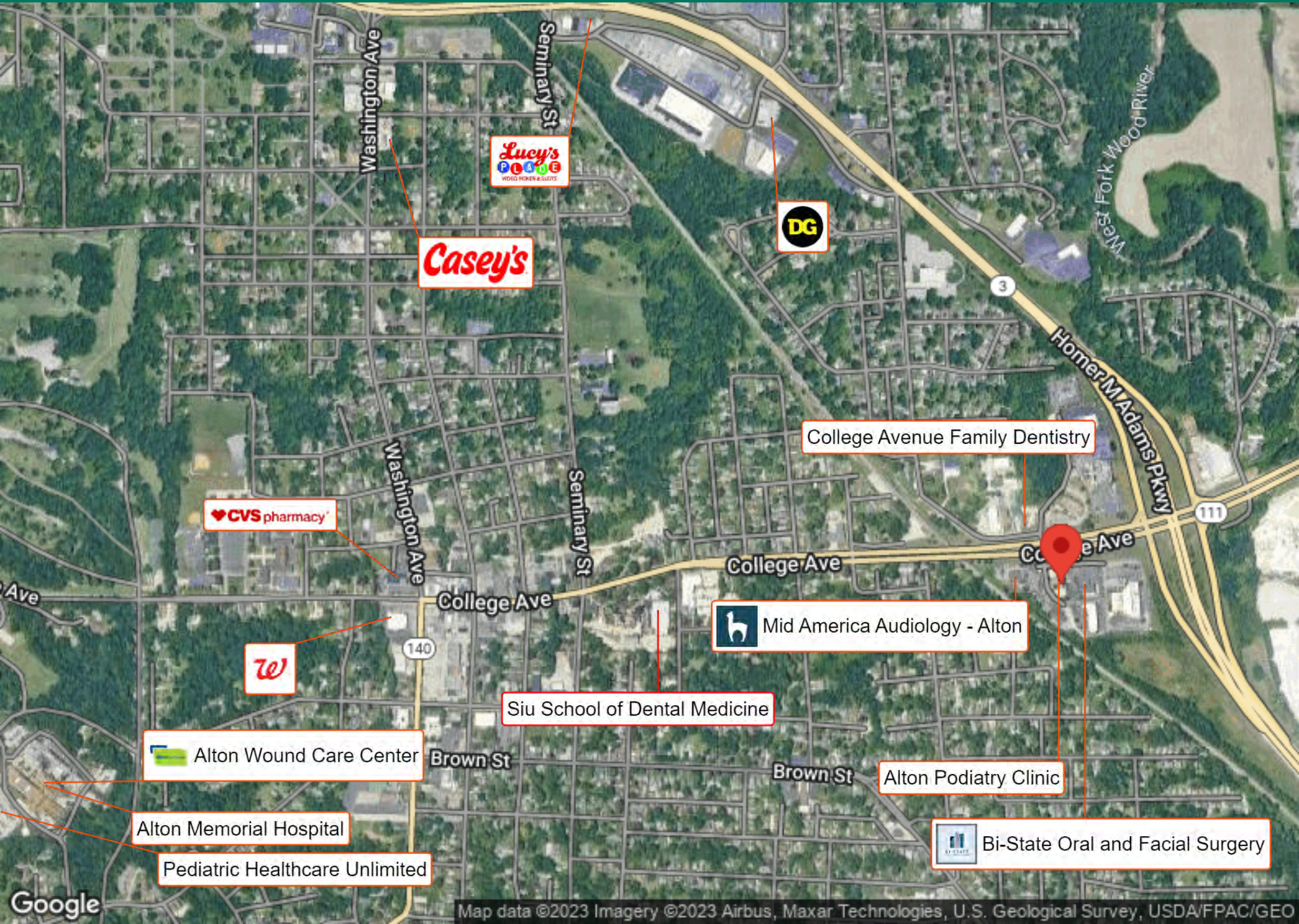
FLOOR PLAN

2,900 SF Office Suite
3535 College Ave. | Alton, IL 62002



BUSINESS MAP

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Casey's

Lucy's
FOODS
VIDEO FLOWERS & GIFTS

DG

College Avenue Family Dentistry

CVS pharmacy

Mid America Audiology - Alton

Siu School of Dental Medicine

Alton Wound Care Center

Alton Podiatry Clinic

Alton Memorial Hospital

Pediatric Healthcare Unlimited

Bi-State Oral and Facial Surgery

OFFICE/RETAIL PROPERTY INFO

2,900 SF Office Suite
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LISTING # 2748

SQUARE FOOT INFO

Building SF:	7,424
Office SF:	2,900
Min Divisible:	2,900
Max Contiguous:	2,900

PROPERTY INFO

APN:	23-2-08-08-09-101-059
County:	IL - Madison
Zoning:	C-2 Heavy Commercial
Prior Use:	Medical
Parking:	Concrete
Traffic Count:	9,500

STRUCTURAL DATA

Year Built:	1999
Rehab Year:	2015
Building Class:	A
Floors:	2
Signage:	Monument, Pylon
Construction Type:	Brick,Wood Frame



SALE/LEASE INFO

Lease Rate:	\$13.00 - \$13.00
Lease Type:	Modified Gross

Property Overview

2,900 SF former home health administration office located on lower level of operational medical clinic. 5 offices / exam rooms with large conference room. Vestibule and receptionist area, bull pen, admin filing station, bull pen, kitchenette, large IT rack room, 2 storage closets and 2 restrooms. Separate employee entrance. ADA accessible. Well maintained suite would work well for medical or any professional services user.

Location Overview

Alton is a city on the Mississippi River in Madison County, Illinois, United States, about 18 miles north of St. Louis, Missouri. It is a part of the River Bend area in the Metro-East region of the Greater St. Louis metropolitan area