

OFFICE FOR LEASE

# 2,166 SF OFFICE BUILDING

60 EDWARDSVILLE PROFESSIONAL PARK, EDWARDSVILLE, IL 62025



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400 BARBERMURPHY.COM

PRESENTED BY:

**CARTER MARTEENY, CCIM**

Broker Associate

cell: (618) 304-3917

carterm@barbermurphy.com

**LEASE RATE: \$20/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.



# PROPERTY PHOTOS

2,166 SF Office Building for Lease  
60 Edwardsville Professional Park





# PROPERTY PHOTOS

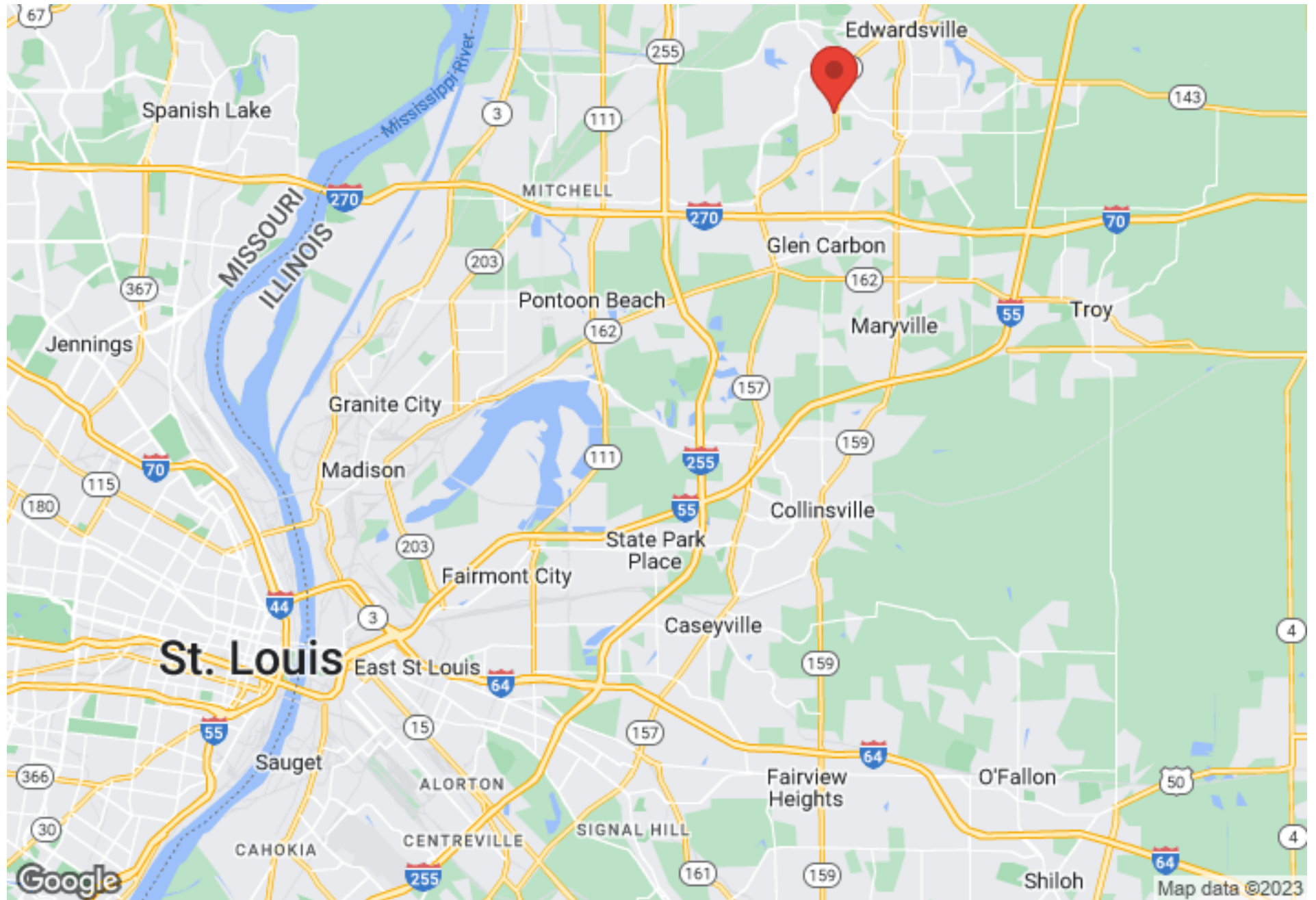
2,166 SF Office Building for Lease  
60 Edwardsville Professional Park





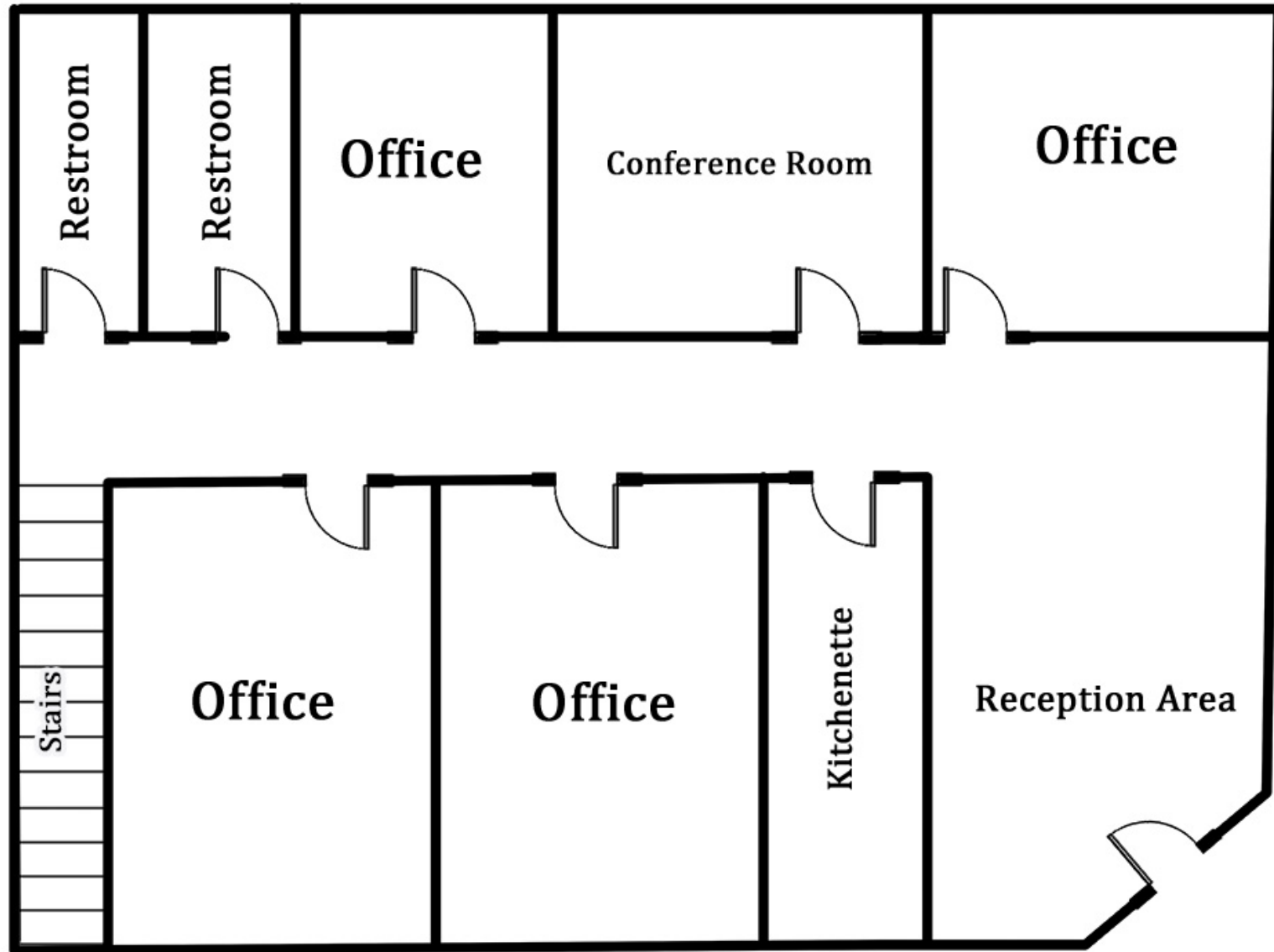
# REGIONAL MAP

2,166 SF Office Building for Lease  
60 Edwardsville Professional Park



# FLOOR PLAN

2,166 SF Office Building for Lease  
60 Edwardsville Professional Park





# AREA MAP & PROPERTY DESCRIPTION

2,166 SF Office Building for Lease  
60 Edwardsville Professional Park



## PROPERTY DESCRIPTION

2,166 SF newly renovated office building with fully finished basement in desirable Edwardsville Professional Office Park.

## LOCATION OVERVIEW

High traffic counts on IL Route 157 and easy access to both downtown Edwardsville and I-270. Close proximity to food and retail options.



# OFFICE PROPERTY SUMMARY

2,166 SF Office Building for Lease  
60 Edwardsville Professional Park

## LISTING #2754

### SQUARE FOOT INFO

Building SF:	2,166
Direct Lease:	2,166
Office SF:	2,166
Min Divisible:	2,166
Max Contiguous:	2,166

### PROPERTY INFO

APN:	14-2-15-22-05-101-007
County:	IL - Madison
Prior Use:	Office
Parking:	Exposed, 10 spaces
Traffic Count:	19,900

### STRUCTURAL DATA

Year Built:	1984
Rehab Year:	2023
Building Class:	B
Floors:	1
Signage:	Building & Marquee
Construction Type:	Mixed,Brick

### LAND MEASUREMENTS

Lot Size:	0.13 Acres
-----------	------------



### SALE/LEASE INFO

Lease Rate:	\$20.00/SF
Lease Type:	NNN
NNN Fee's:	\$3.50