

FOR LEASE

60 Edwardsville
Professional Park
Edwardsville, IL
62025



2,166 SF OFFICE BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@barbermurphy.com



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 & PROPERTY DESCRIPTION

60 Edwardsville Professional Park, Edwardsville, IL 62025



LOCATION OVERVIEW

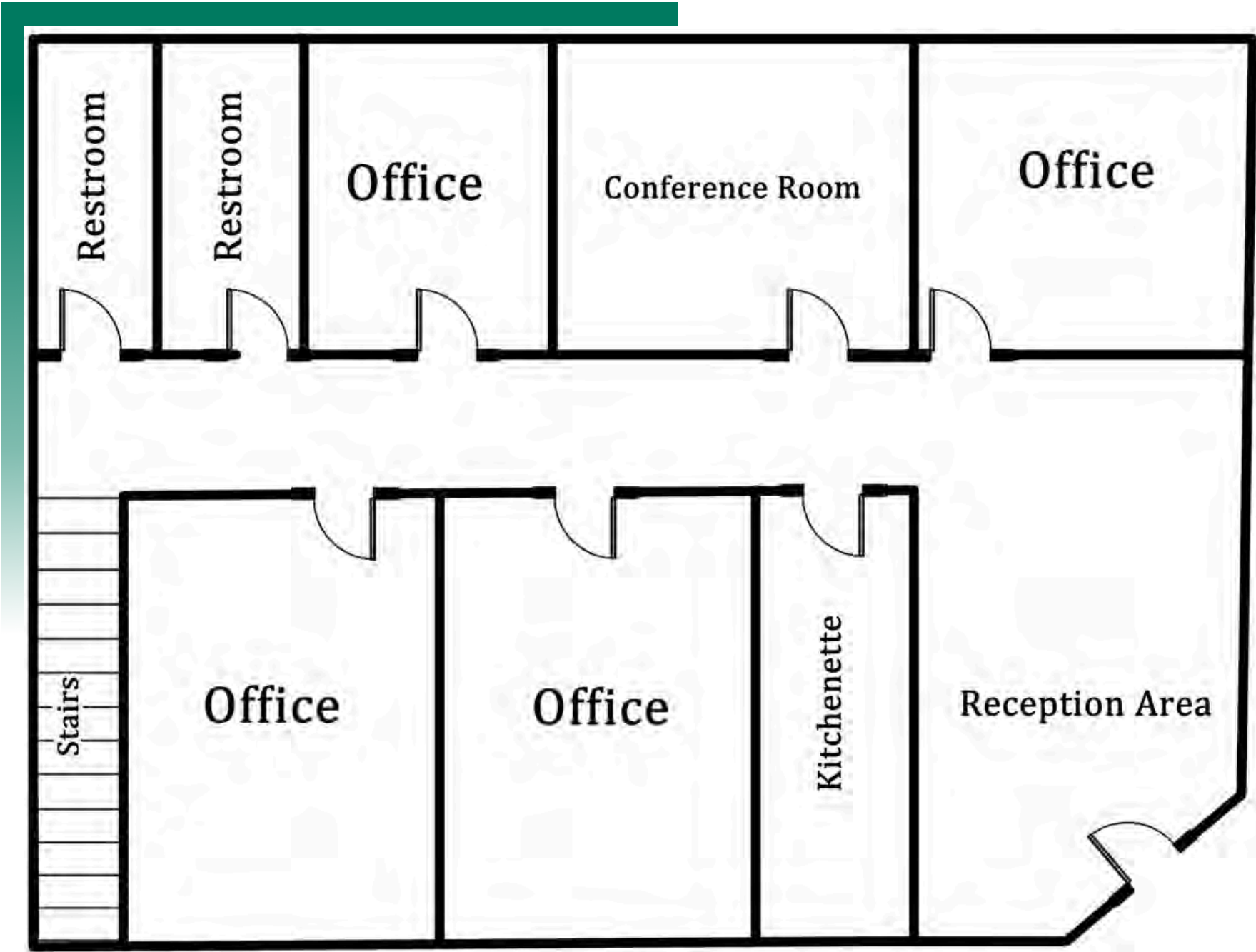
High traffic counts on Hwy 157 and easy access to both downtown Edwardsville and I-270.

PROPERTY DESCRIPTION

2,166 SF newly renovated office space in desirable office park. In close proximity to food and retail options.

FLOOR PLAN

60 Edwardsville Professional Park, Edwardsville, IL 62025



*Not to scale

PROPERTY PHOTOS

60 Edwardsville Professional Park, Edwardsville, IL 62025

ENTRYWAY



KITCHENETTE



OFFICE LIBRARY



OFFICE LIBRARY



OFFICE PROPERTY SUMMARY

60 EDWARDSVILLE PROFESSIONAL PARK

LISTING # 2754

LOCATION DETAILS:

Parcel # 2,166
County: IL - Madison
Zoning: B2

PROPERTY OVERVIEW:

Building SF: 2,166
Vacant SF: 2,166
Usable Sqft: 2,166
Min Divisible SF: 2,166
Office SF: 2,166
Signage: Building,Marquee
Lot Size: 0.13 Acres
Parking Spaces: 10
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1984
Renovated: 2023
Building Class: B
Construction Type: Mixed,Brick



LEASE INFORMATION:

Lease Rate: \$20.00
Lease Type: NNN

DEMOGRAPHICS:

Traffic Count: 19,900

PROPERTY DESCRIPTION:

2,166 SF newly renovated office space in desirable office park. In close proximity to food and retail options.