

FOR LEASE

2021 Goose Lake Rd,
Sauget, IL 62206

4,693 SF
Available

High Visibility Office/Retail Space

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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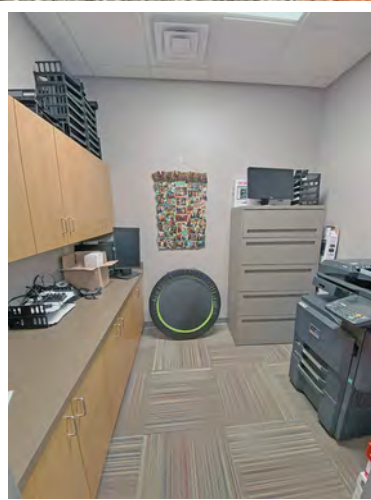




4,693 SF Office/Retail Space

The office/retail space features an large open cubicle area with 5 private offices.

It is equipped with heating and cooling systems throughout the office/retail space, ensuring a comfortable environment year-round. It includes a conference room, breakroom and restrooms, as well as kitchenette. This well-appointed space is ideal for efficient and versatile retail/office operations.



PROPERTY HIGHLIGHTS



(Men's & Women's Restrooms)



(Kitchenette)



Breakroom



(5) Private Offices



Conference Room

PRIVATE OFFICES

2021 GOOSE LAKE ROAD, SAUGET, IL 62206



COMMON AREAS

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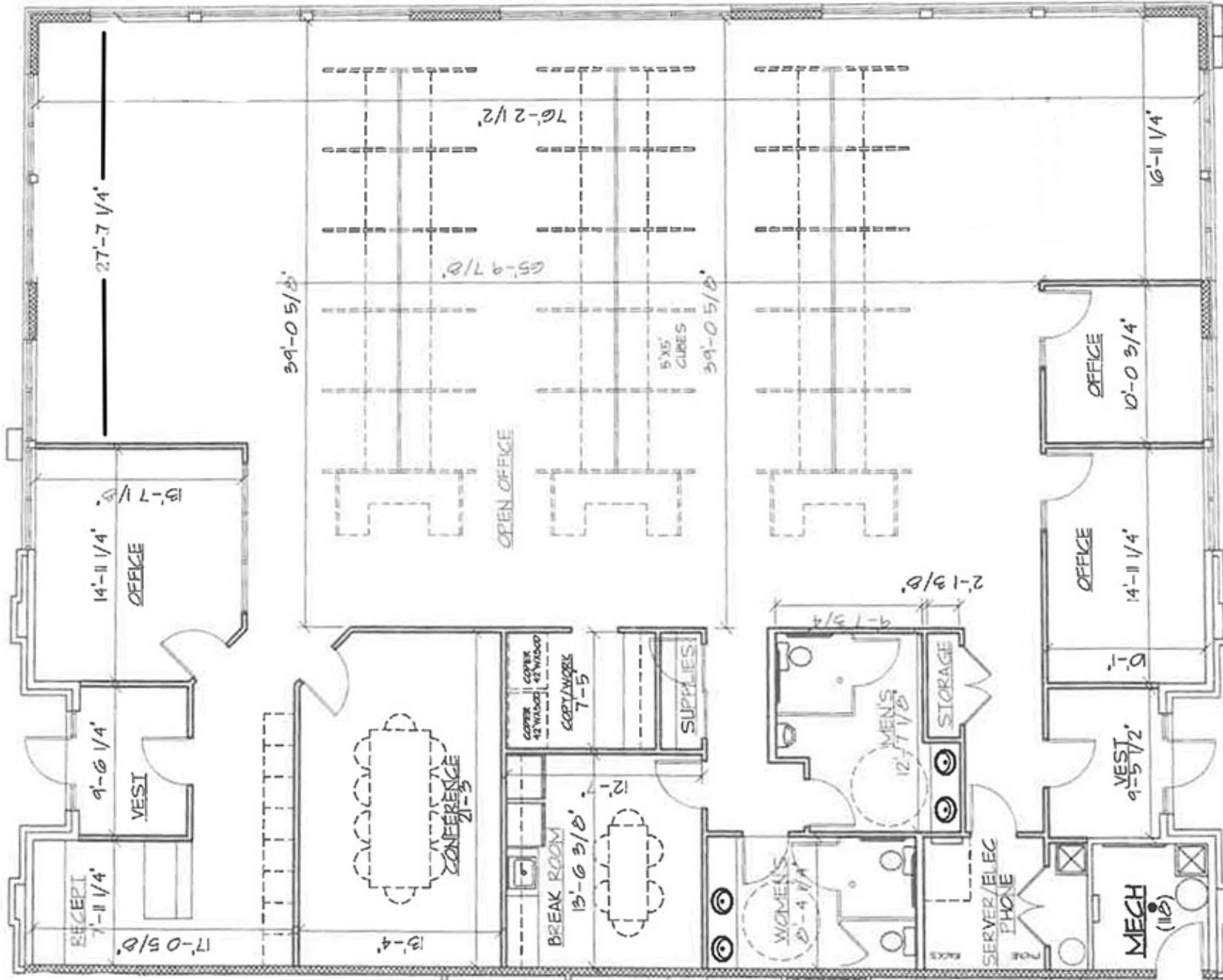
CUBICAL SPACE

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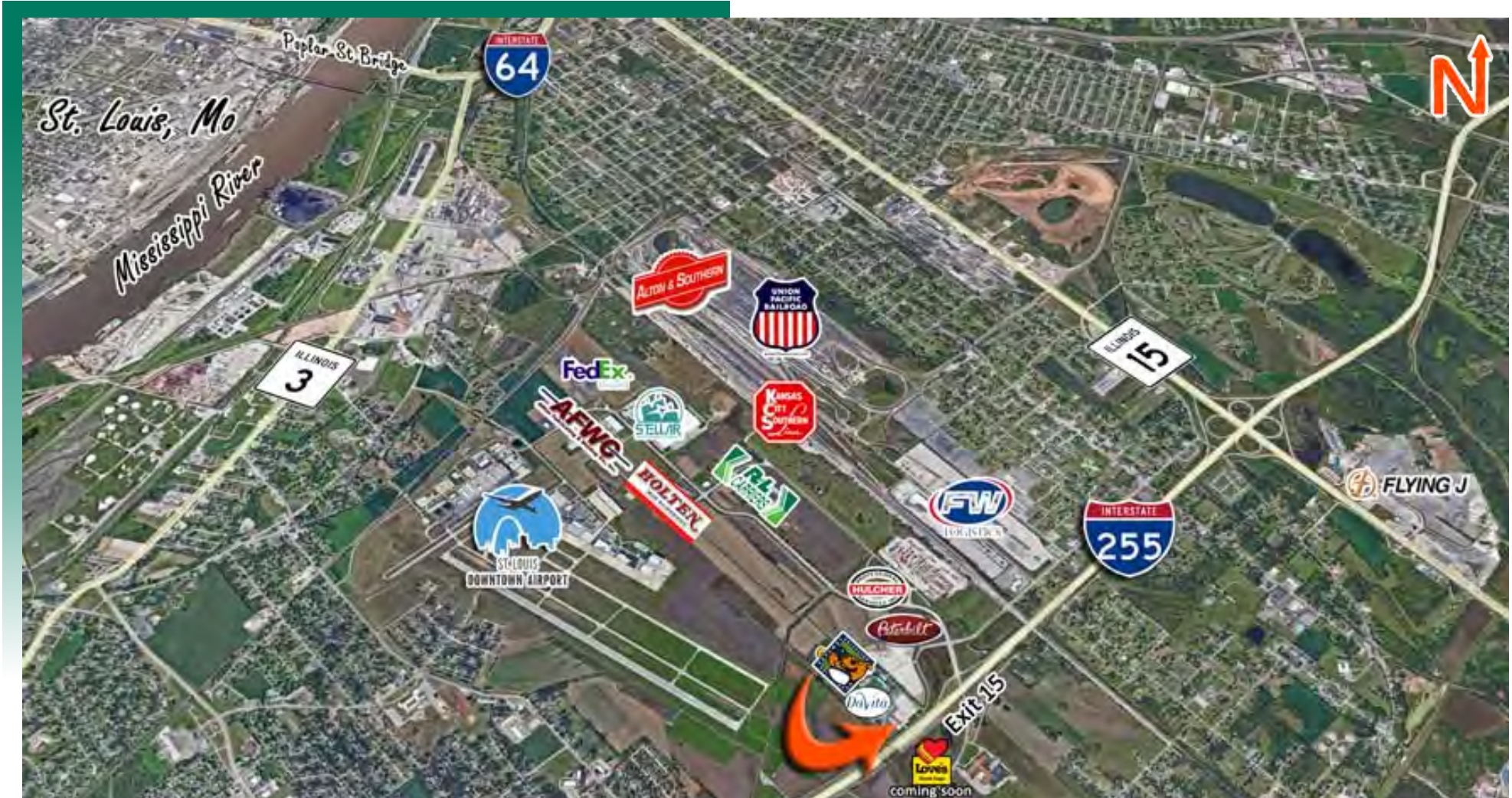
FLOOR PLAN

2021 GOOSE LAKE ROAD, SAUGET, IL 62206



AREA MAP

2021 GOOSE LAKE ROAD, SAUGET, IL 62206



LOCATION OVERVIEW

The 4,693 SF Office/retail space is strategically situated in Sauget, IL, just off Interstate 255, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.

 Interstate 255'	 Exit # 15	 STL Downtown Airport
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OFFICE/RETAIL PROPERTY INFO

2021 GOOSE LAKE RD

LISTING # 2779

SQUARE FOOT INFO

Building SF:	11,472
Direct Lease:	4,693
Office SF:	4,693
Retail SF:	4,693
Min Divisible:	4,693
Max Contiguous:	4,693

PROPERTY INFO

APN:	07-06-0-403-00
County:	5 IL - St. Clair
Zoning:	CG
Property Taxes:	\$70,988.14
Prior Use:	Office
Parking:	Shared
Traffic Count:	45,000

STRUCTURAL DATA

Year Built:	2015
Building Class:	B
Floors:	1
Signage:	Building, Marquee
Construction Type:	Combination
Min-Max Clearance:	10'

LAND MEASUREMENTS

Lot Size:	2.72 Acres
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SALE/LEASE INFO

Lease Rate:	\$17.50 /SF
Lease Type:	Gross

COMMENTS:

- Fronts I-255 at Exit 15 (near Grizzlies Ballpark)
- Less than 7 miles to downtown St. Louis, MO
- Includes 5 private offices, conference room, breakroom, restrooms, and large cubicle area
- Shares building with Beyond Hello



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