

**FOR LEASE**

**314 Fountains Pkwy  
Suite D  
Fairview Heights, IL**



**1,625 SF OFFICE/RETAIL SUITE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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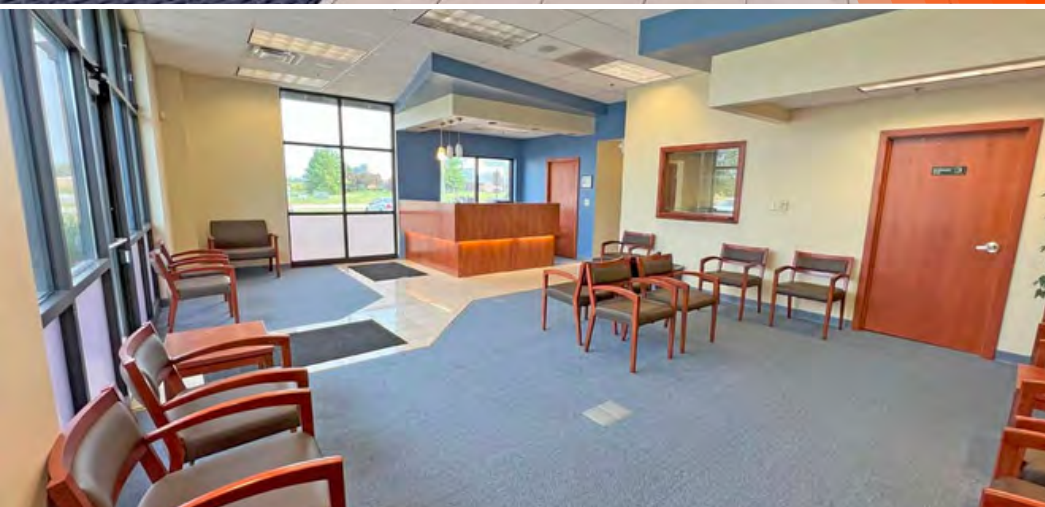




1,625 SF Office/Retail Suite

# 1,625 SF office/retail suite located at the front of The Fountains at Fairview.

Heavy mix of retail, professional office and hospitality throughout the surrounding area. Join Shogun Steakhouse of Japan, Express Employment Services, Fountains Family Dentistry and Khop Kingz.



## PROPERTY HIGHLIGHTS



3 Offices



Restrooms



2 Exam Rooms



Break Area



Reception & Waiting Room





# AREA MAP

314 FOUNTAINS PKWY, SUITE D, FAIRVIEW HEIGHTS, IL 62208



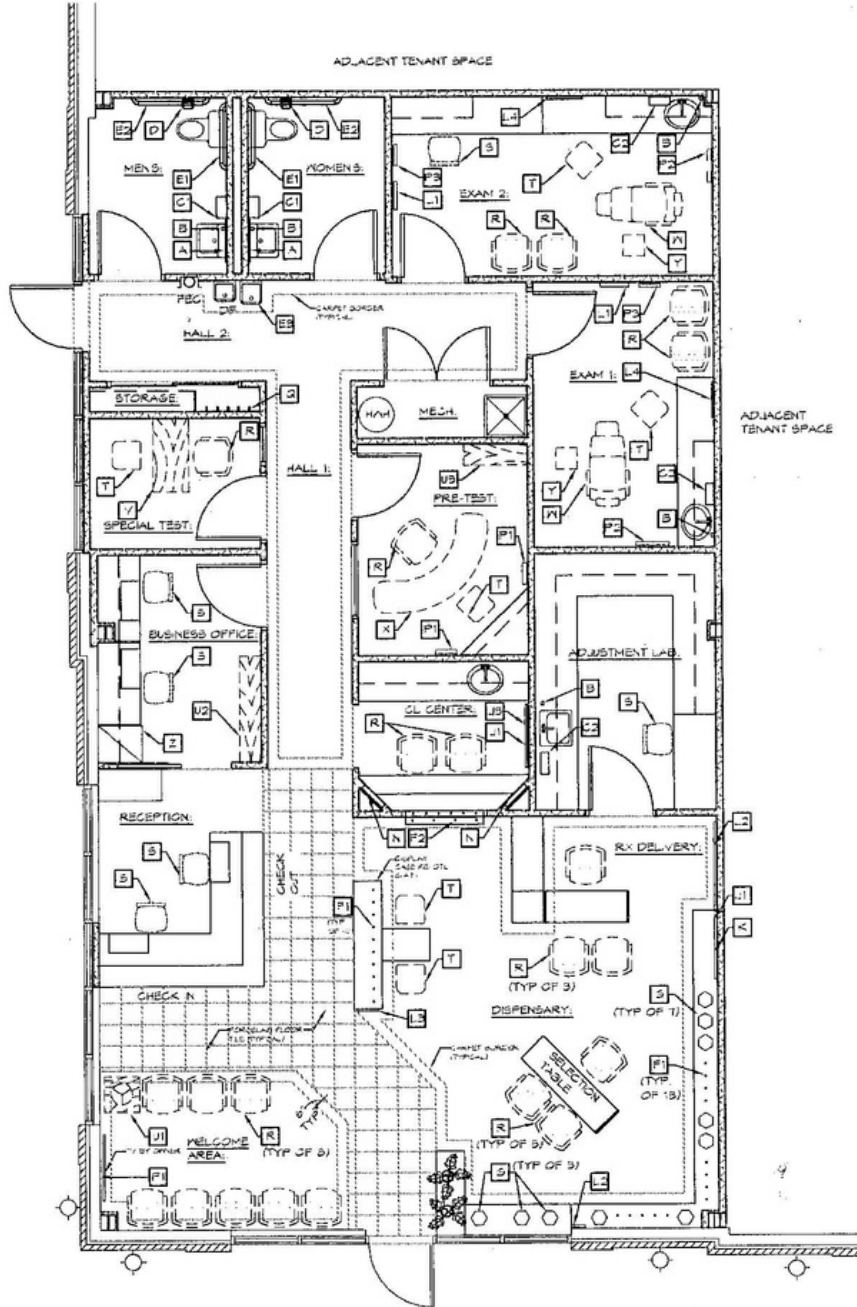
## LOCATION OVERVIEW

Located 1/2 mile from Interstate 64 (exit 12) and 13 miles from downtown St. Louis, MO. High traffic area with 21,000 ADT on IL Route 159.

	
Marquee Signage	I-64
	
MidAmerica Airport 13 miles	Exit 12

# FLOOR PLAN

314 FOUNTAINS PKWY, SUITE D, FAIRVIEW HEIGHTS, IL 62208



# PROPERTY PHOTOS

314 FOUNTAINS PKWY, SUITE D, FAIRVIEW HEIGHTS, IL 62208

EXAM ROOM



EXAM ROOM



EMPLOYEE ENTRANCE



OFFICE



# OFFICE/RETAIL PROPERTY SUMMARY

#2491

314 FOUNTAINS PKWY, SUITE D, FAIRVIEW HEIGHTS, IL 62208

## SALE INFORMATION:

For Sale: NO  
Sale Price:  
Sale Price/SF:  
Cap Rate:  
GRM:  
NOI:

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$18/SF  
Lease Type: NNN  
Net Charges:  
CAM Charges: \$6.27  
Lease Terms: Contact Broker

## SQUARE FOOT INFO:

Building Total: 13,055 SF  
Total Available: 1,625 SF  
Direct Lease: 1,625 SF  
Sublease: 0 SF  
Office: 1,625 SF  
Min Divisible: 1,625 SF  
Max Divisible: 1,625 SF

## LAND MEASUREMENTS:

Acres: 2.47 AC  
Frontage: 203 FT  
Depth: 453 FT

## PROPERTY INFORMATION:

Parcel No: 03-22.0-307-024  
  
County: St. Clair  
Zoning: B-3  
Prior Use: Commercial (General)  
Complex: The Fountains  
Parking: 111  
Traffic Count: 21,000 on IL-159  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: YES  
Property Tax: \$43,111  
Tax Year: 2022

## STRUCTURAL DATA:

Year Built: 2008  
Rehab Year: 2008  
Building Class: A  
Clearance Min: 7'  
Clearance Max: 10'  
Floors: 1  
Signage: Marquee



## TRANSPORTATION:

Interstate: IL-64  
Rail: NA  
Barge: NA  
Airport: MidAmerica Airport

## COMMENTS:

1,625 SF office / retail suite located at the front of The Fountains at Fairview. Heavy mix of retail, professional office and hospitality throughout the surrounding area. Join Shogun Steakhouse of Japan, Express Employment Services, Fountains Family Dentistry and Khop Kingz. Located 1/2 mile from Interstate 64 (exit 12) and 13 miles from downtown St. Louis, MO. 17,800 ADT on IL 159. Large reception / waiting room, 3 offices, 2 exam rooms, 2 ADA restrooms, break area and side employee entrance. Monument signage available.

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