

FOR LEASE

1120 S. State Rt. 157
Edwardsville, IL 62025



2,241 SF OFFICE SUITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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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.



2,241 Office Suite

Professional office suite with great visibility from and access to IL-157.

This professional office building boasts a brick exterior and includes office space, a reception area, a breakroom, and restroom facilities.



PROPERTY HIGHLIGHTS



4
Offices



LED
Lighting



Breakroom



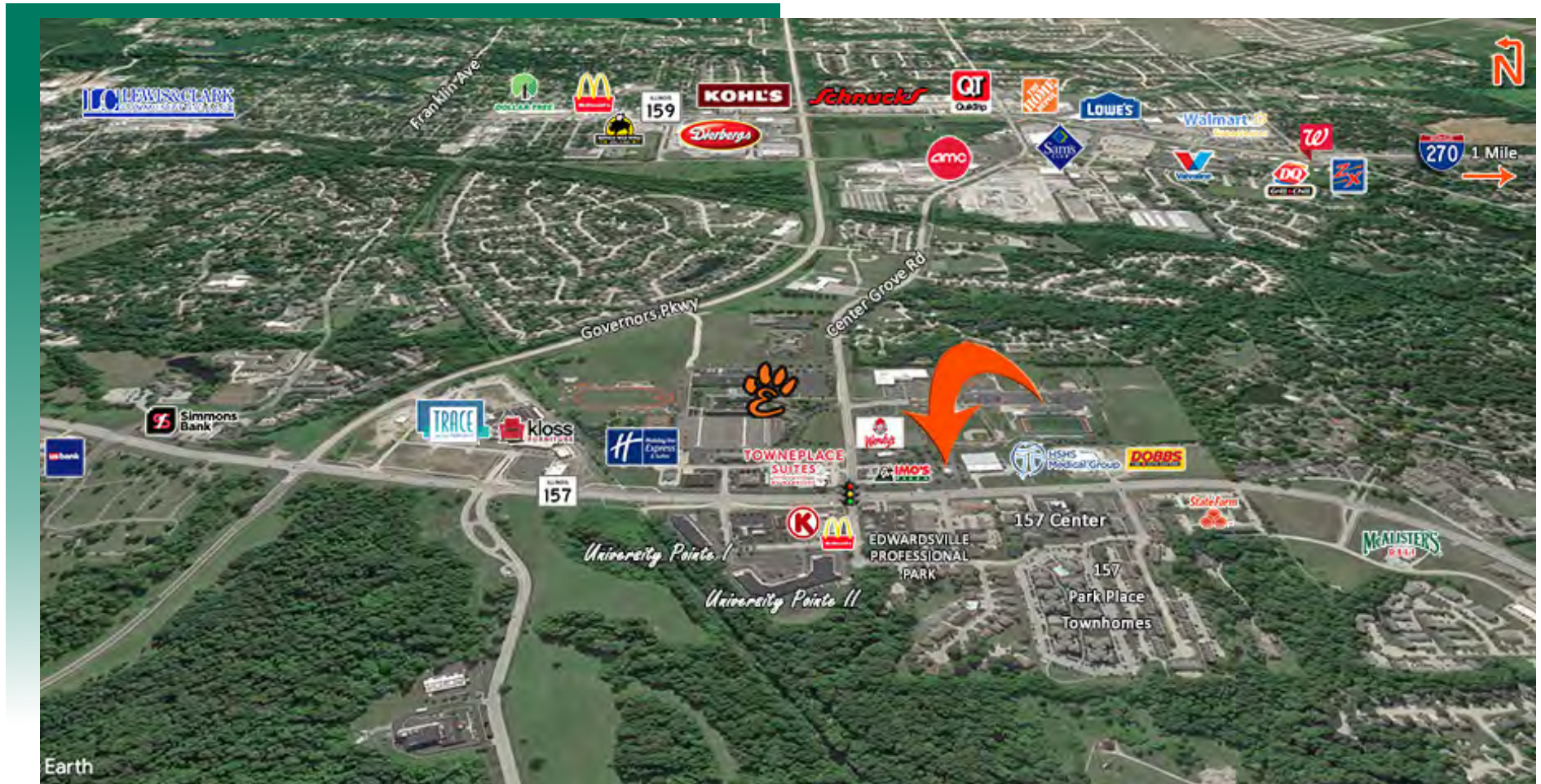
Restrooms



Reception
Area

AREA MAP

1120 SOUTH STATE ROUTE 157, EDWARDSVILLE, IL 62025



LOCATION OVERVIEW

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



50
Parking Spaces



IL-157



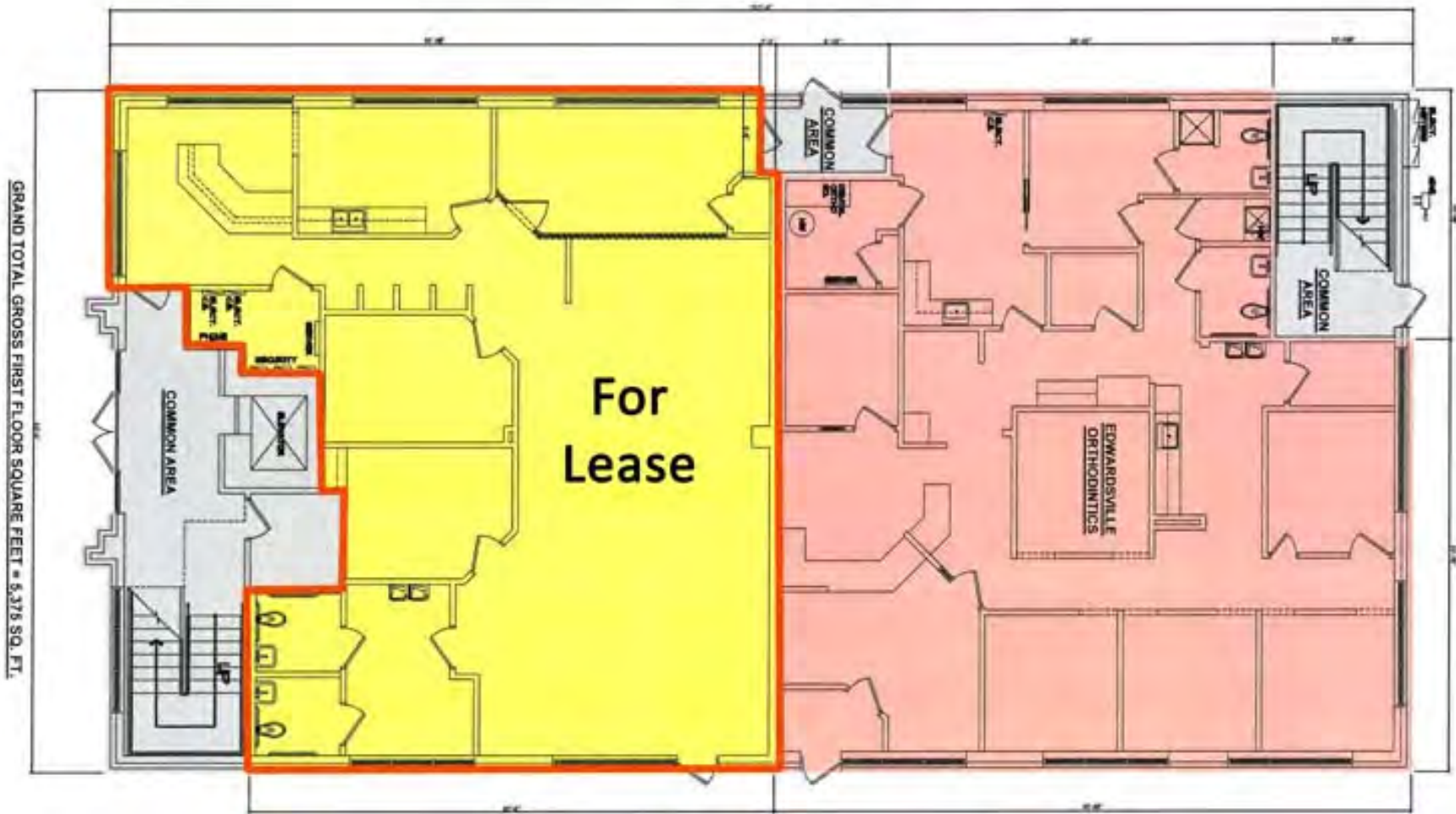
20,000
ADT



Monument &
Building Signage

FLOOR PLAN

1120 SOUTH STATE ROUTE 157, EDWARDSVILLE, IL 62025



OFFICE PROPERTY SUMMARY

1120 SOUTH STATE ROUTE 157, EDWARDSVILLE, IL 62025

#2814

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$14.00/SF
Lease Type: NNN
Net Charges:
Cam Charges: \$5.85
Lease Terms:

SQUARE FOOT INFO:

Building Total: 10,135 SF
Total Available: 2,241 SF
Direct Lease: 2,241 SF
Sublease: 0 SF
Office: 2,241 SF
Min Divisible: 2,241 SF
Max Divisible: 2,241 SF

LAND MEASUREMENTS:

Acres: 1.13 AC
Frontage: 152 FT
Depth: 322 FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-22-06-101-001
County: Madison
Zoning: B-2
Prior Use: Office
Complex:
Parking: 50
Traffic Count: 20,000
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$28,027
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 2004
Rehab Year: 2019
Building Class: B
Clearance Min: 10'
Clearance Max: 12'
Roof: Shingle
Exterior: Brick
Floors: 2
Signage: Building/Monument



TRANSPORTATION:

Interstate: IL-157
Rail: NA
Barge: NA
Airport: MidAmerica (26 Miles)

COMMENTS:

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