

FOR LEASE

1120 S. State Rt. 157
Edwardsville, IL 62025



2,272 SF OFFICE SUITE

BARBERMURPHY
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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.



2,272 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



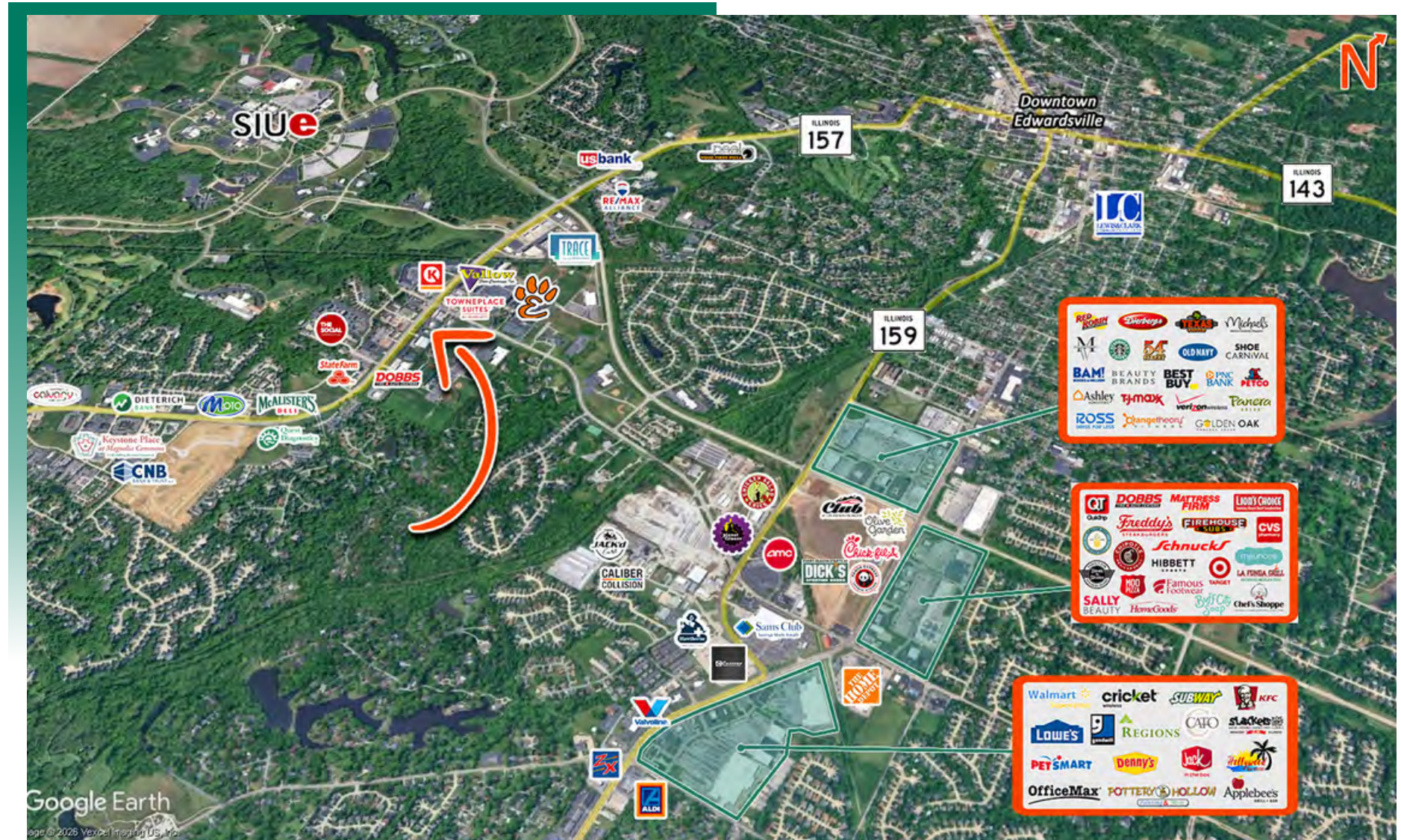
Restrooms



Reception
Area

AREA MAP

1120 S State Route 157, Edwardsville, IL 62025



LOCATION OVERVIEW

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



IL-157



50
Parking Spaces



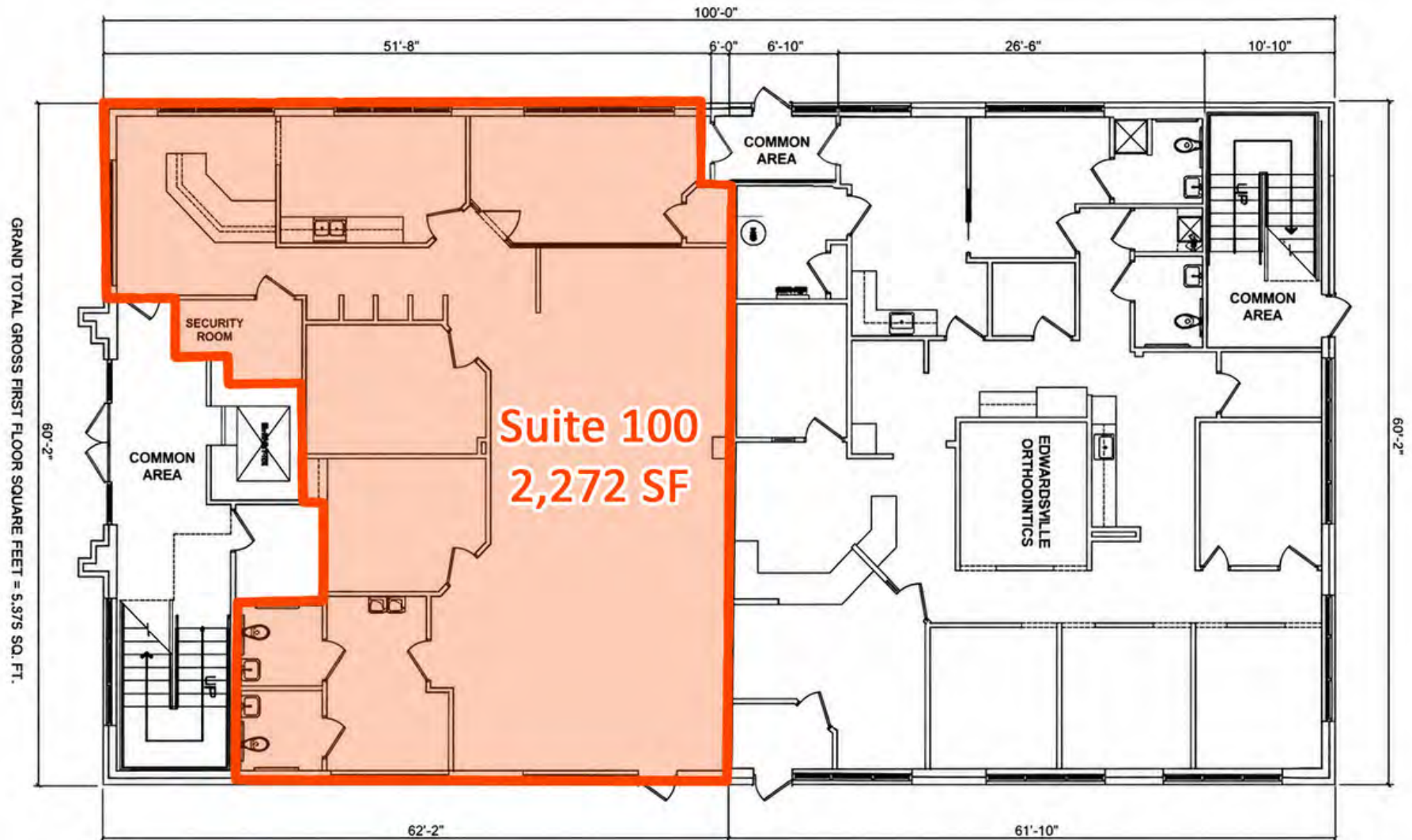
20,000
ADT



Monument &
Building Signage

FLOOR PLAN

1120 S State Route 157, Edwardsville, IL 62025



OFFICE/RETAIL SUMMARY

1120 S STATE ROUTE 157, EDWARDSVILLE, IL 62025

LISTING # 2814

LOCATION DETAILS:

Parcel # 14-2-15-22-06-101-001
County: IL - Madison
Zoning: B-2, Commercial Business - City of Edwardsville

PROPERTY OVERVIEW:

Building SF: 10,135
Vacant SF: 2,272
Usable Sqft: 2,272
Min Divisible SF: 2,272
Max Contig SF: 2,272
Office SF: 2,272
Signage: Monument
Lot Size: 1.13 Acres
Frontage: 152.78 X 322.15
Parking Spaces: 50

STRUCTURAL DATA:

Year Built: 2004
Building Class: B
Ceilings: 10'-12'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$16.00/SF
Lease Type: NNN
NNN Expenses: \$7.55

FINANCIAL INFORMATION:

Taxes: \$33,806.92
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 20,000

PROPERTY DESCRIPTION:

Professional office building with great visibility from and access to IL-157 in Edwardsville. Monument & building signage available. Professionally and locally managed.