



# FOR LEASE

9 Glen Ed Professional  
Park, Glen Carbon, IL  
62034

**Newly Renovated 1,923 SF Office Space**

**BARBERMURPHY**

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

**Carter Marteeny - CCIM**

Broker

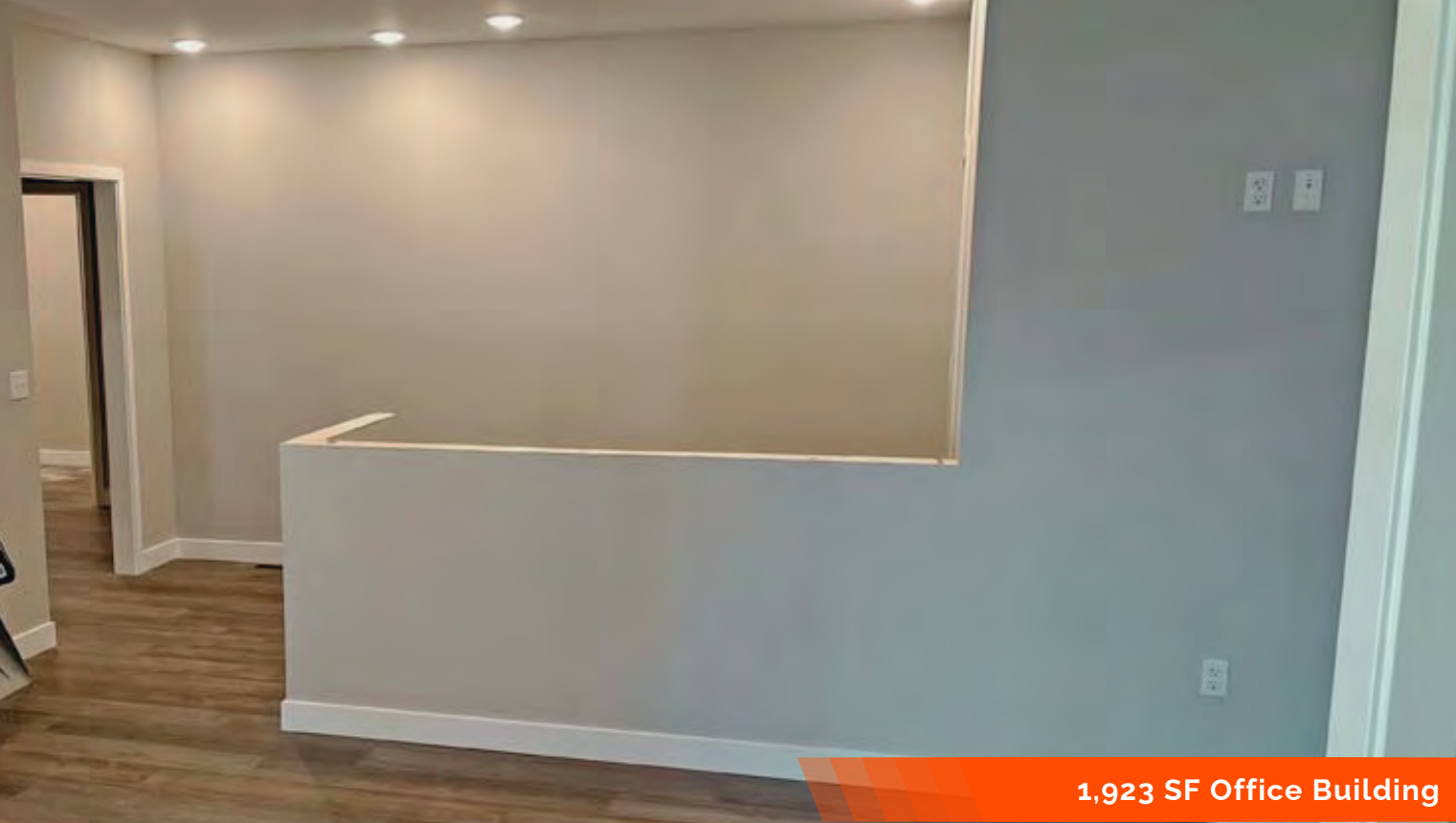
Cell: (618) 304-3917

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.





**Turn-key space that caters to a wide variety of users.**

Newly renovated buildout. The space features 6 offices with a spacious conference room. Located in a desirable business park within a growth market.

**1,923 SF Office Building**



## PROPERTY HIGHLIGHTS



6  
Offices



LED  
Lighting



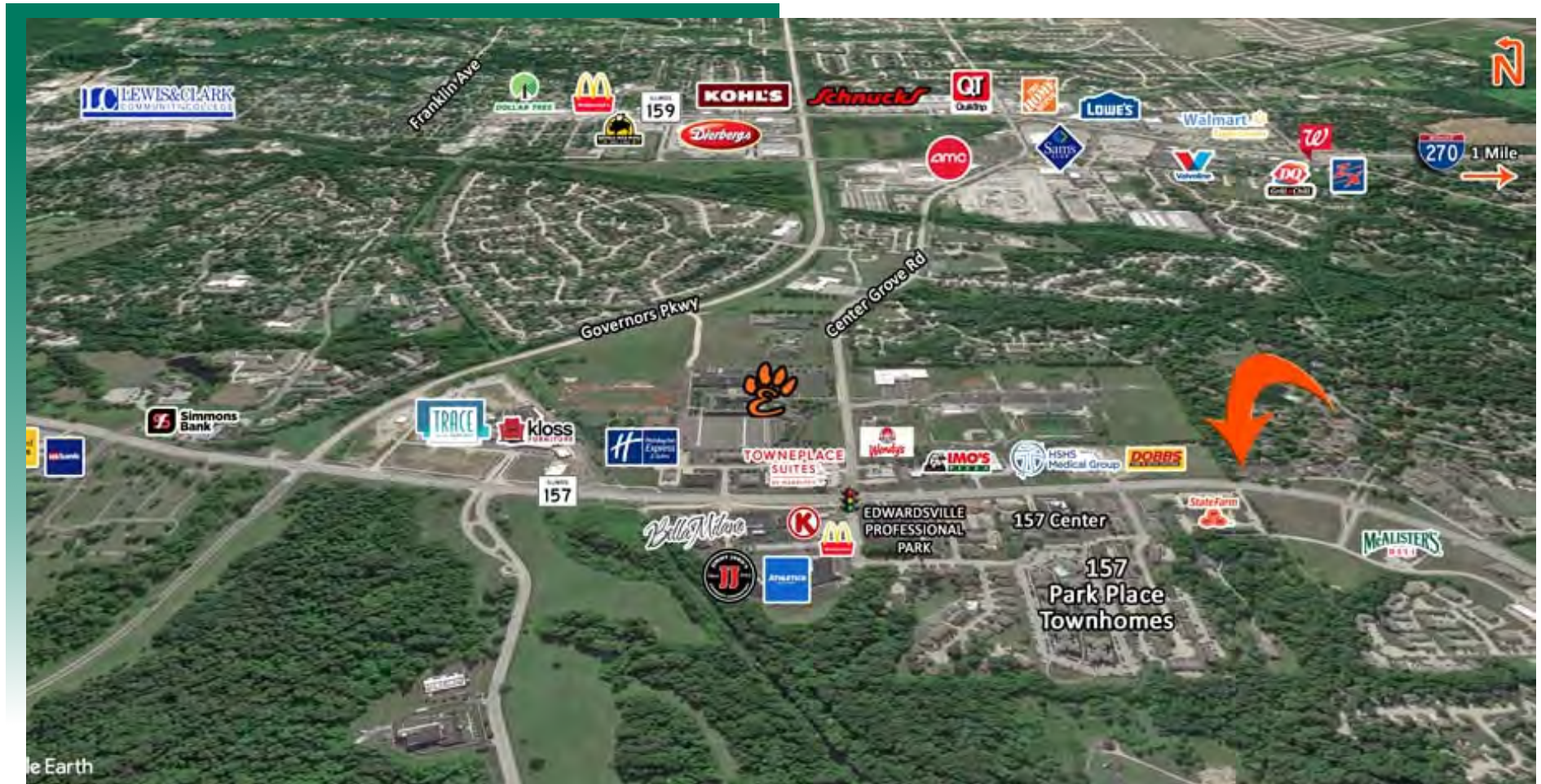
Rehab Year  
2023



Reception  
Area

# AREA MAP

9 Glen Ed Professional Park, Glen Carbon, IL 62034



## LOCATION OVERVIEW

This office building is situated in a sought-after business park within a rapidly growing market. Its strategic positioning along Highway 157 offers excellent visibility and high traffic counts.



Frontage: 100'  
Depth: 65'



Highway  
157



STL Airport  
25 miles

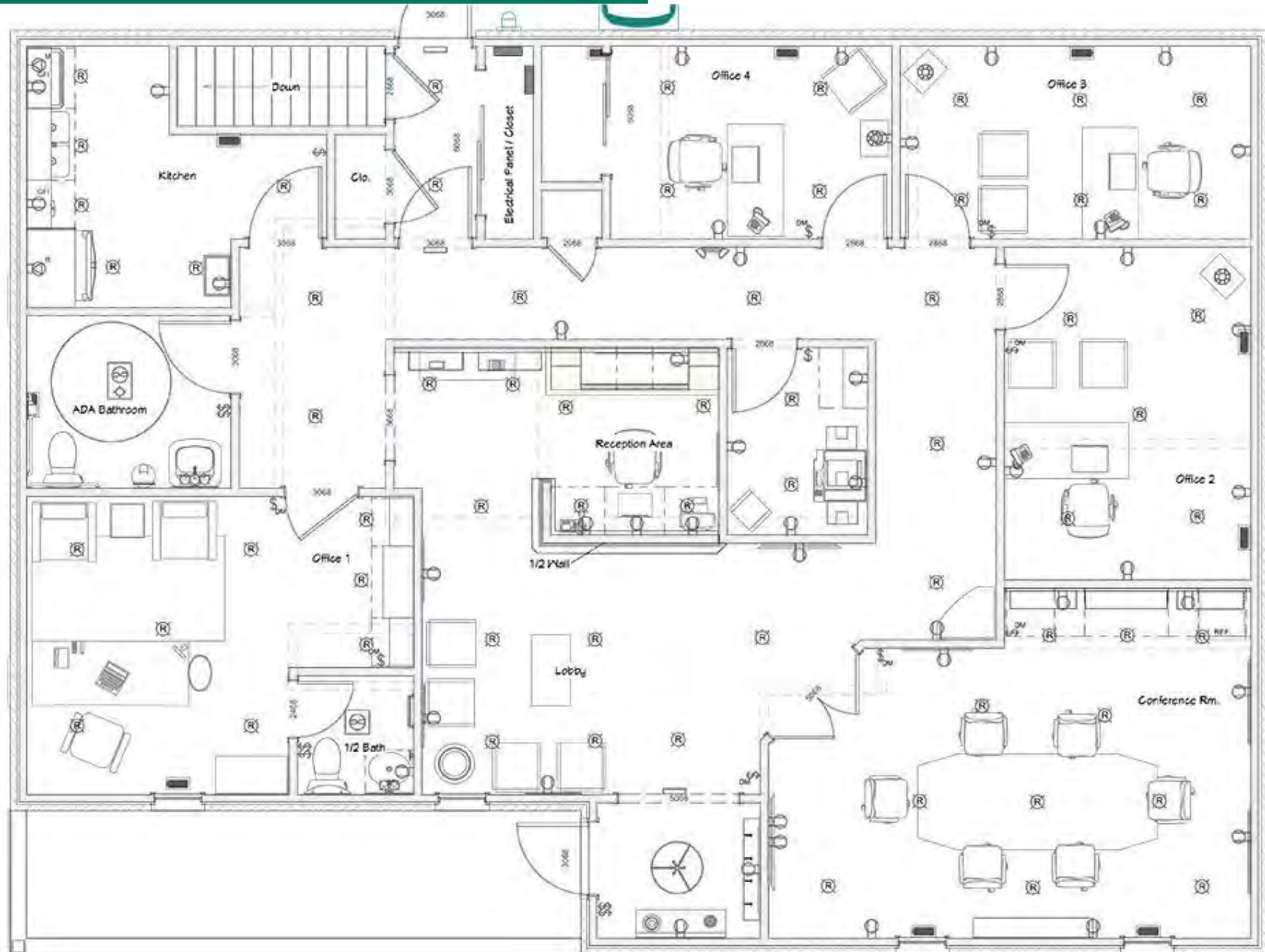


Monument  
Signage



# FLOOR PLAN

9 Glen Ed Professional Park, Glen Carbon, IL 62034



# PROPERTY PHOTOS

9 Glen Ed Professional Park, Glen Carbon, IL 62034

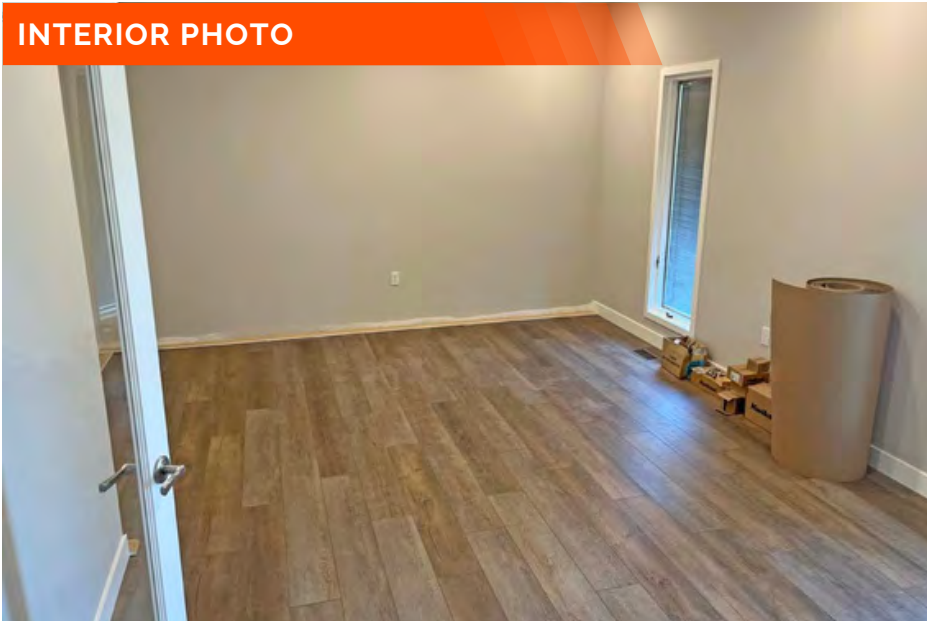
INTERIOR PHOTO



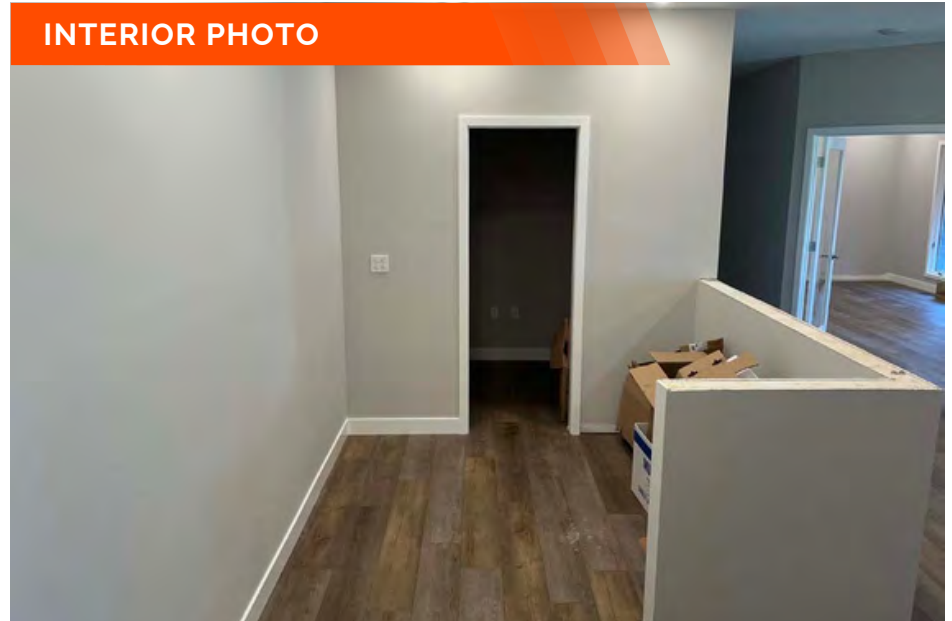
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO





# OFFICE PROPERTY SUMMARY

9 Glen Ed Professional Park, Glen Carbon, IL 62034

#2827

## SALE INFORMATION:

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

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$23.00/SF  
Lease Type: NNN  
Net Charges:  
Cam Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 1,923 SF  
Total Available: 1,923 SF  
Direct Lease: 1,923 SF  
Sublease: 0 SF  
Office: 1,923 SF  
Min Divisible: 1,923 SF  
Max Divisible: 1,923 SF

## LAND MEASUREMENTS:

Acres: 0.15 AC  
Frontage: 100 FT  
Depth: 65 FT

## PROPERTY INFORMATION:

Parcel No: 14-2-15-22-14-301-035  
County: Madison  
Zoning: Neighborhood Commercial  
Prior Use: Office  
Complex:  
Parking: 12  
Traffic Count: 20,700  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: \$8,000  
Tax Year: 2022

## STRUCTURAL DATA:

Year Built: 1990  
Rehab Year: 2023  
Building Class: C  
Clearance Min: 10'  
Clearance Max: 10'  
Roof: Shingles  
Exterior: Brick  
Floors: 2  
Signage: Monument



## TRANSPORTATION:

Interstate: 270 (2 Miles)  
Rail: NA  
Barge: NA  
Airport: STL Airport (25 Miles)

## COMMENTS:



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