

FOR LEASE

**1310 N Main St
Edwardsville, IL 62025**



3,300 SF Office Building

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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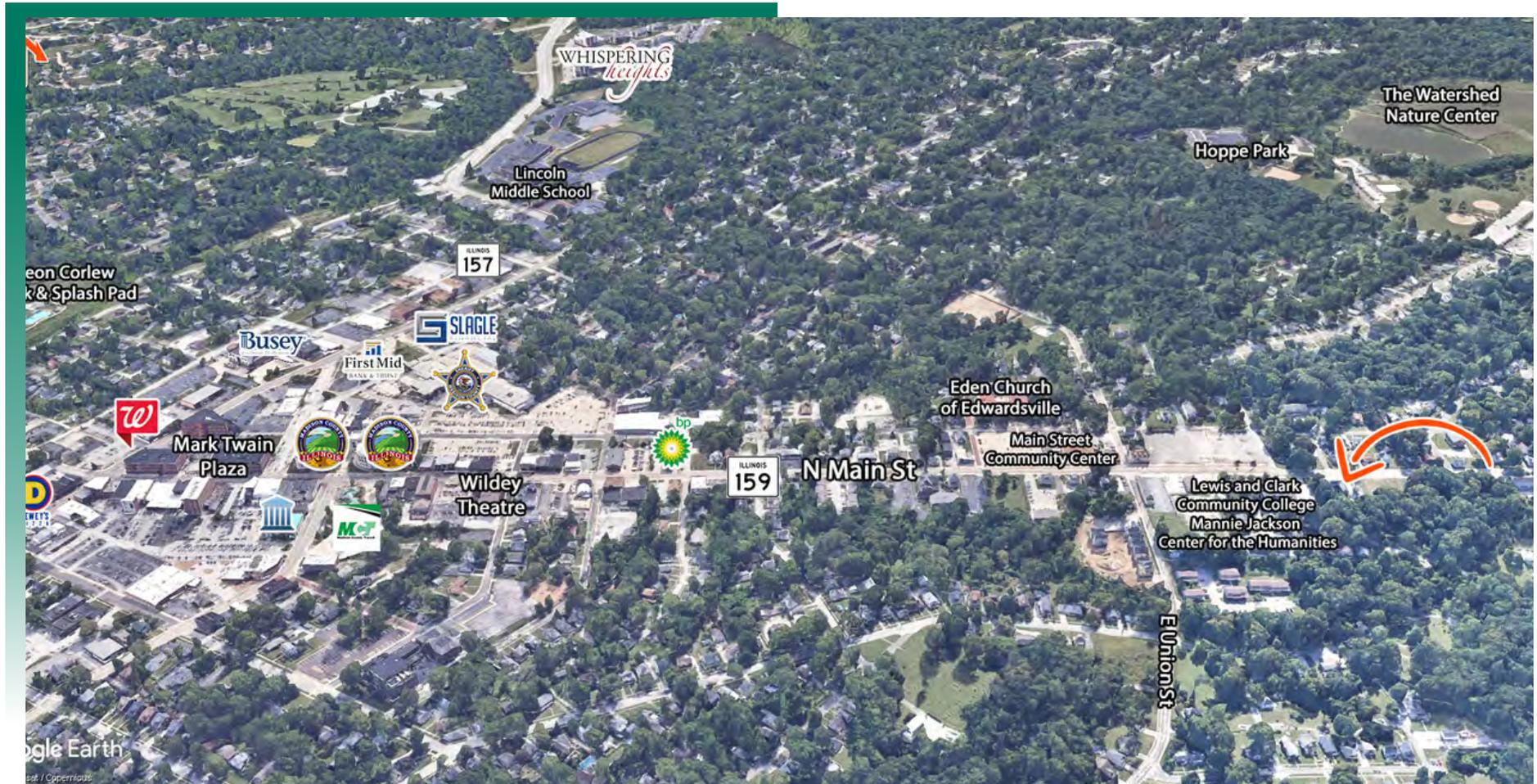
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Principal
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1310 N Main Street, Edwardsville, IL



LOCATION OVERVIEW

Located on N Main Street (IL Route 159). Easy access to Main St. (IL Rt 159) 1/2 mile from the Madison County Courthouse and just a few blocks away from the main retail corridor of downtown Edwardsville. Over 11,000 ADT on Main St (IL-159).

OFFICE PROPERTY SUMMARY

1310 N Main Street, Edwardsville, IL

#2835

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3,500/Month
Lease Type: Gross
Net Charges:
Cam Charges:
Lease Terms:

PROPERTY INFORMATION:

Parcel No: 14-2-15-02-17-301-011/12
County: Madison
Zoning: B-2
Parking:
Traffic Count: 11,300



SQUARE FOOT INFO:

Building Total: 3,300 SF
Total Available: 3,300 SF
Direct Lease: 3,300 SF
Sublease: 0 SF
Office: 3,300 SF
Min Divisible: 3,300 SF
Max Divisible: 3,300 SF

STRUCTURAL DATA:

Year Built: 1836
Rehab Year:
Building Class: C
Clearance Min:
Clearance Max:
Exterior: Brick
Floors: 2
Signage: Yea

TRANSPORTATION:

Interstate: I-55/70 & I-270
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

Space for lease adjacent to the Mannie Jackson Center for the Humanities.

Monument signage.

