

1 Design Mesa
Collinsville, IL 62234

CLASS A OFFICE
+/- 10,000 SF

CALLING
ALL OFFERS!

REDUCED
SALE PRICE

\$625,000

Property Features

Conference Rooms

Private Offices

Penthouse office

Open Co-working space

On-Site Parking

BARBERMURPHY

1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM



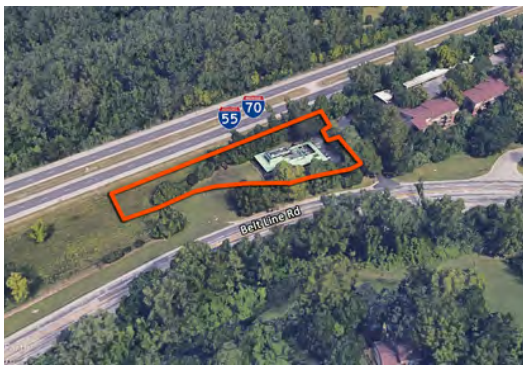
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



Location OVERVIEW

Situated on 1.25 Acres

Located in the heart of Collinsville, IL between I-55/70, Belt Line Road and just off Route 157. The building boasts a commanding view of the Collinsville skyline all the way to downtown St. Louis

- Located approximately 20 minutes from downtown St. Louis, Missouri, and 30 minutes from St. Louis Lambert International Airport.
- Madison County Transit (MCT) and St. Louis Metro provide bus services to Collinsville and surrounding areas.
- Gateway Convention Center nearby offers event space for conferences, trade shows, and corporate functions.
- Several hotels in close proximity, including DoubleTree by Hilton, Drury Inn & Suites, and Hampton Inn.
- Various dining options nearby, including fast food, casual dining, and upscale restaurants like Ravanelli's Restaurant, Porters Steakhouse and Agavero Mexican restaurant.

senstational ENTRY

A brick-paved walkway
surrounded by mature trees
and complemented by
landscaping



30
PARKING
SPACES





Reception AREA

Inviting split level entryway and staircases leading to the main and lower level.





OFFICE *Amenities*

CLASS A OFFICE SPACE



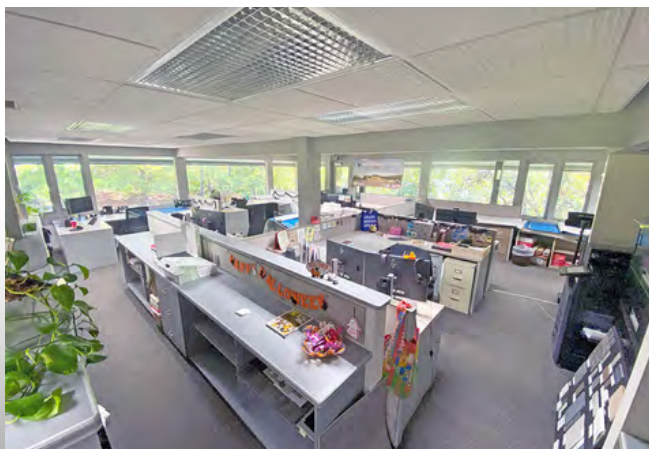
MULTIPLE CONFERENCE ROOMS

Conveniently situated on the lower and main floors are expansive, collaborative conference rooms.



OPEN WORK SPACES

Multiple co-working office spaces with large layouts on each level.



NATURAL *Lighting*

The property offers an aesthetically appealing work environment with natural light & scenic views offered throughout the building.



Private OFFICES

The building has 9 offices and one executive office featuring a private restroom, fireplace and wet bar.



Large private offices located on the main and lower floors with sizeable windows.





Spacious *Penthouse*

EXECUTIVE OFFICE SUITE/CO-WORKING SPACE



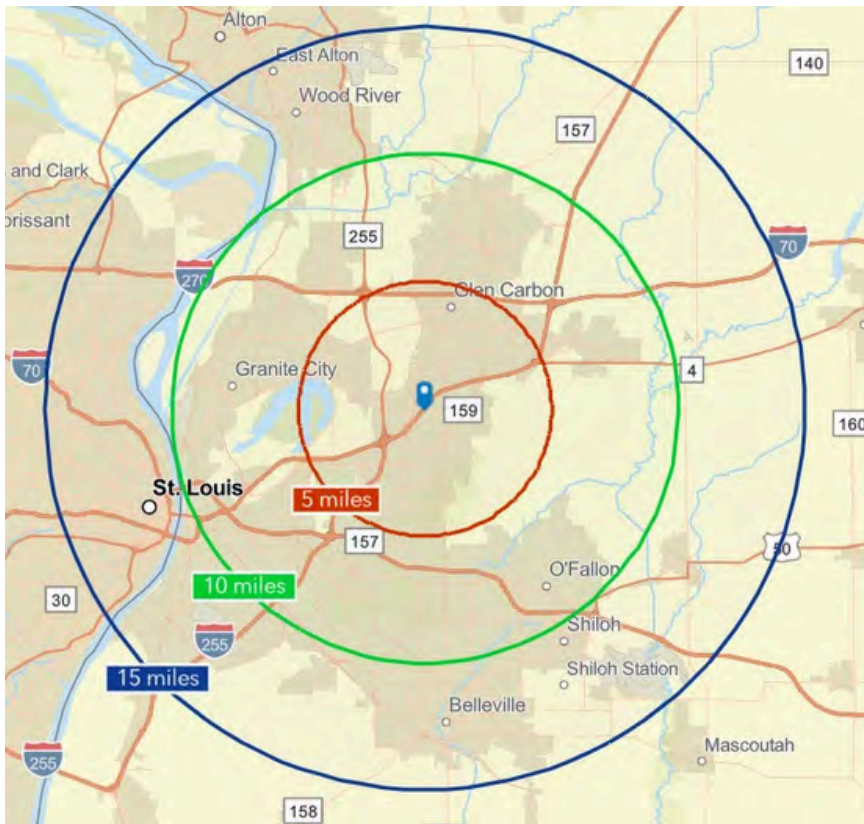
SPECTACULAR *Views*

Walk out rooftop outdoor patio with a 360 degree view of the property., St. Louis skyline and downtown Collinsville.



DEMOGRAPHIC

DESIGN MESA COLLINSVILLE, IL 62243



| POPULATION | |
|-----------------------|----------|
| 5 MILES | 57,425 |
| 10 MILES | 253,839 |
| 15 MILES | 620,468 |
| HOUSEHOLDS | |
| 5 MILES | 23,912 |
| 10 MILES | 102,643 |
| 15 MILES | 263,684 |
| AVE. HOUSEHOLD INCOME | |
| 5 MILES | \$68,520 |
| 10 MILES | \$68,238 |
| 15 MILES | \$56,454 |

SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE

SIUE's Edwardsville campus is located just 15 minutes away in a vibrant, student-friendly community situated on 2,660 acres of beautiful woodland. Only a short drive from downtown St. Louis, the Edwardsville campus is home to a diverse student body of more than 13,000.

- The University boasts a regional economic impact of more than \$514 million in the 2015 report, a 9% increase since 2010.
- SIUE is the number one producer of bachelor's degrees in the St. Louis Metropolitan Statistical Area (MSA).
- For every state dollar spent on the University, SIUE generates \$8.60 of economic impact in the local economy.
- SIUE also generated more than \$24 million in state and local tax revenues in 2015.
- SIUE is the second largest employer in the Madison-St. Clair County region. As a result of SIUE athletics, expenditures in the region nearly doubled from \$249,000 in 2010 to \$497,000 in 2015.



SIUE ranks 4th on Forbes magazine's list of America's Top Colleges



The SIUE School of Engineering is ranked 57th among the top 205 undergraduate engineering schools nationally

U.S. News & World Report ranks Southern Illinois University Edwardsville among the best Regional Universities Midwest for the 15th consecutive year and among the top 15 public universities in that category

For additional information visit: siue.edu



ST. LOUIS METROPOLITAN AREA

Greater St. Louis perfectly balances convenience and affordability with the advantages of a broadly talented workforce, exceptional educational and cultural institutions, and superb recreational opportunities. This blend, along with our central location and extraordinary transportation assets, makes the region an ideal home for progressive companies competing in and connected to the global economy.

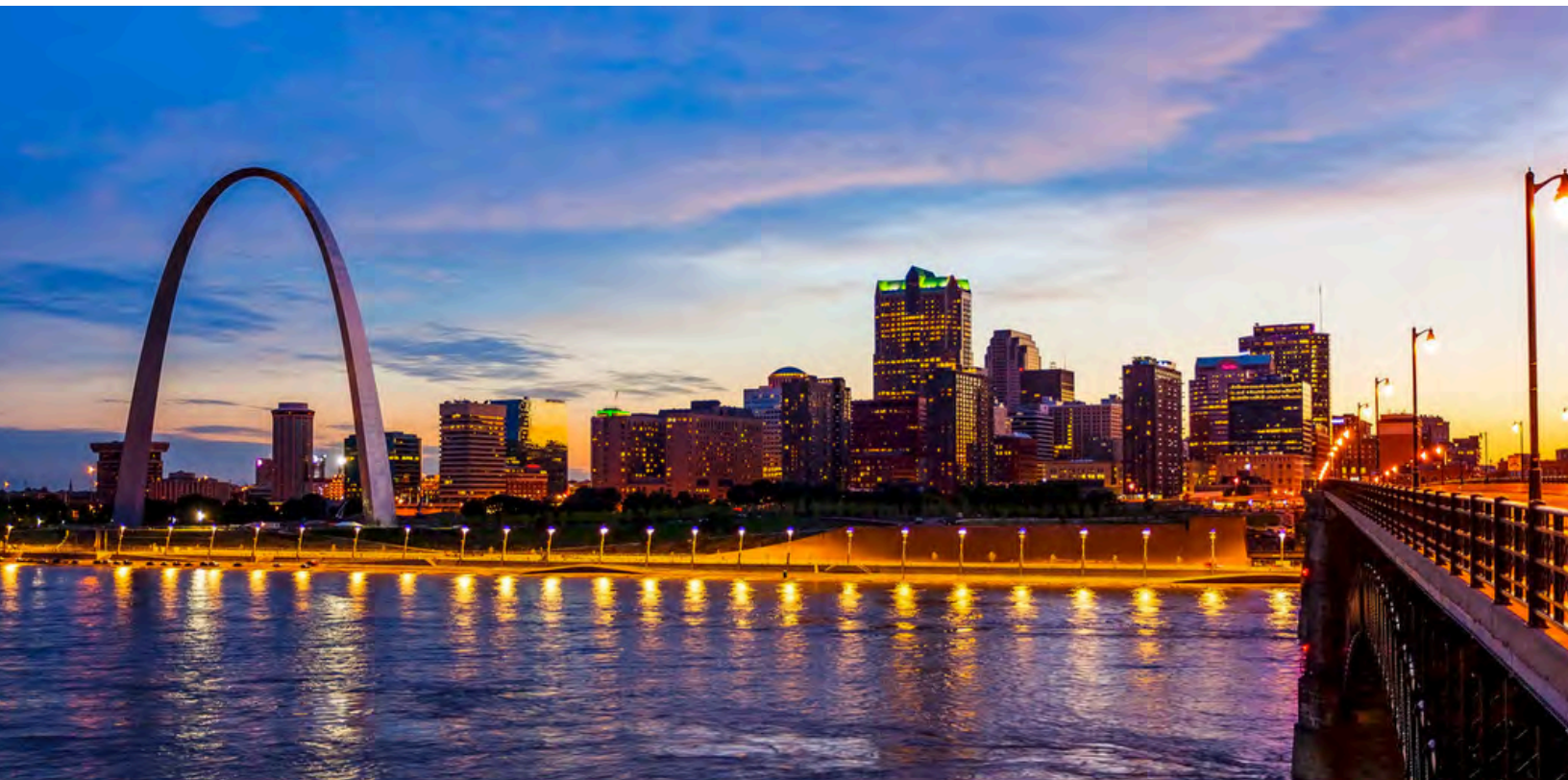
Greater St. Louis, the nation's 21st largest metro, is one of the largest regional economies in the U.S., with a gross metro product of \$173 billion. The 15-county bi-state area comprises 2.8 million residents, 1.5 million workers and 88,000 business establishments. Throughout its history, St. Louis was founded as a trading center, grew into a manufacturing powerhouse, expanded its service sector, and developed into a major tech hub. The region ranks as the third most economically diverse U.S. metro area mirroring the national industry mix. Greater St. Louis has competitive strengths in advanced manufacturing, bioscience and health innovation, digital transformation, financial and business services, and mobility and transportation.

Greater St. Louis is home to 22 major headquarters listed on the Fortune 1000, Forbes Global 2000 and Forbes list of America's Largest Private Companies. These companies have locations across the globe, employ hundreds of thousands of people and have hundreds of billions in revenues.

Currently, in the midst of an entrepreneurial renaissance, Greater St. Louis forms more than 6,000 new businesses annually — a number that employs more than 50,000. Venture capital investment in area startups has risen to record levels recently, with more than \$400 million invested in 2020.

Greater St. Louis has a Cost of Doing Business index of 93 percent of the U.S. metro average, a key advantage for a large metro area. The region's affordability and income levels offer the seventh-highest standard of living among the 53 largest U.S. metro areas.

For additional information visit: <https://greaterstlinc.com>



PROPERTY SUMMARY

#2830

1 DESIGN MESA COLLINSVILLE, IL 62243

SALE INFORMATION:

For Sale: YES
Sale Price: \$625,000
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: NO
Lease Rate:
Lease Type:
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: +/- 10,000 SF
Total Available: +/- 10,000 SF
Direct Lease: 0 SF
Sublease: 0 SF
Min Divisible: +/- 10,000 SF
Max Divisible: +/- 10,000 SF

LAND MEASUREMENTS:

Acres: 1.25 AC
Frontage: 425 FT
Depth: Varies SF

PROPERTY INFORMATION:

Parcel: 13-1-21-21-00-000-005
County: Madison
Zoning: 0330 Improved Commercial
Use Prior Use: Design Firm
Complex:
Parking: 30 Spaces
Traffic Count: 45,800 (1-55)
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Property Tax: \$15,744.23
Tax Year: 2022



STRUCTURAL DATA:

Year Built: 1967
Rehab Year: 1994(rehab/addition)
Building Class: A
Clearance Min: 8'
Clearance Max: 10'
Roof: Metal/Membrane
Exterior: Masonry
Floors: 3
Signage: Yes

TRANSPORTATION:

Interstate: I-55/70, I-255
Rail: NA
Barge: NA
Airport: Lambert St. Louis International

COMMENTS:

Iconic Design firm property. They space contains a 360 degree view penthouse office, with main level reception, multiple main level executive view offices with bullpen and conference areas. Lower level provides open and private offices, conferences room and ample file storage area.

Property viewed by appointment only to qualified buyers.



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