

FOR LEASE

**24 Bronze Pointe,
Swansea IL 62226**



OFFICE SPACE AVAILABLE

BARBERMURPHY

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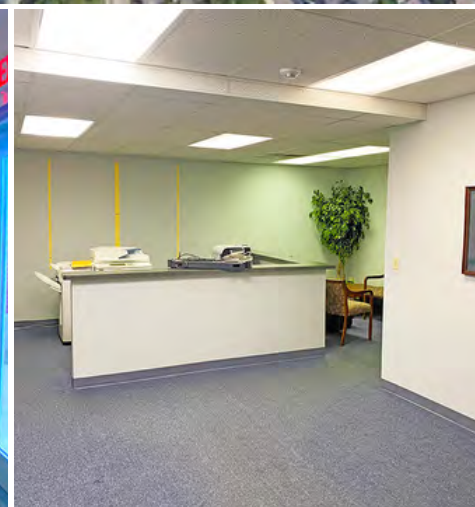


7,560 SF Office For Lease

ADA Compliant Building w/ Two Floors and a Passenger Elevator

Open Admin Area w/ Built-in Counters

Conference Room



PROPERTY HIGHLIGHTS



18 Offices in Total



Restrooms



Built in 2000



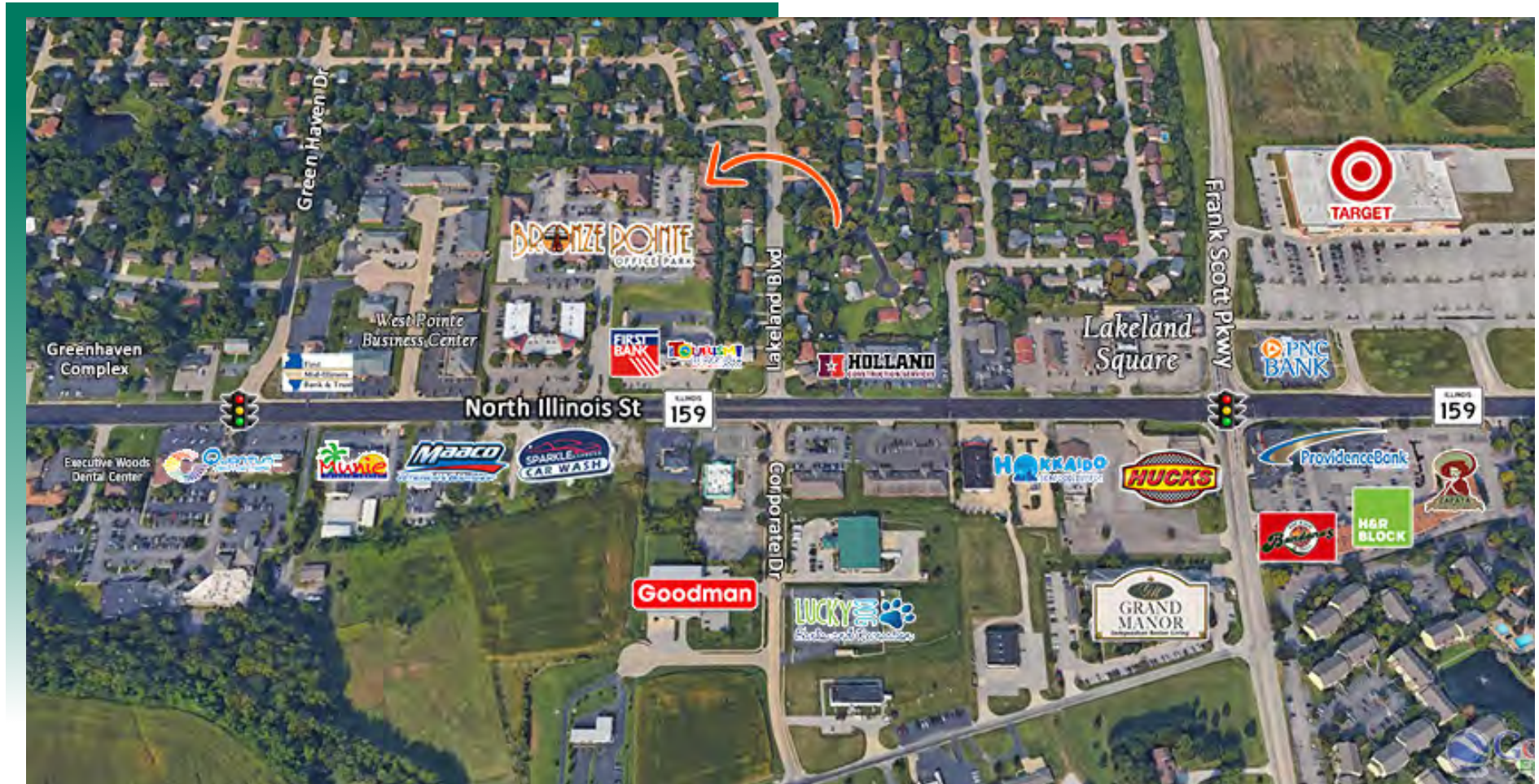
Reception Area



Kitchenette

AREA MAP

24 Bronze Pointe, Swansea, IL 62226

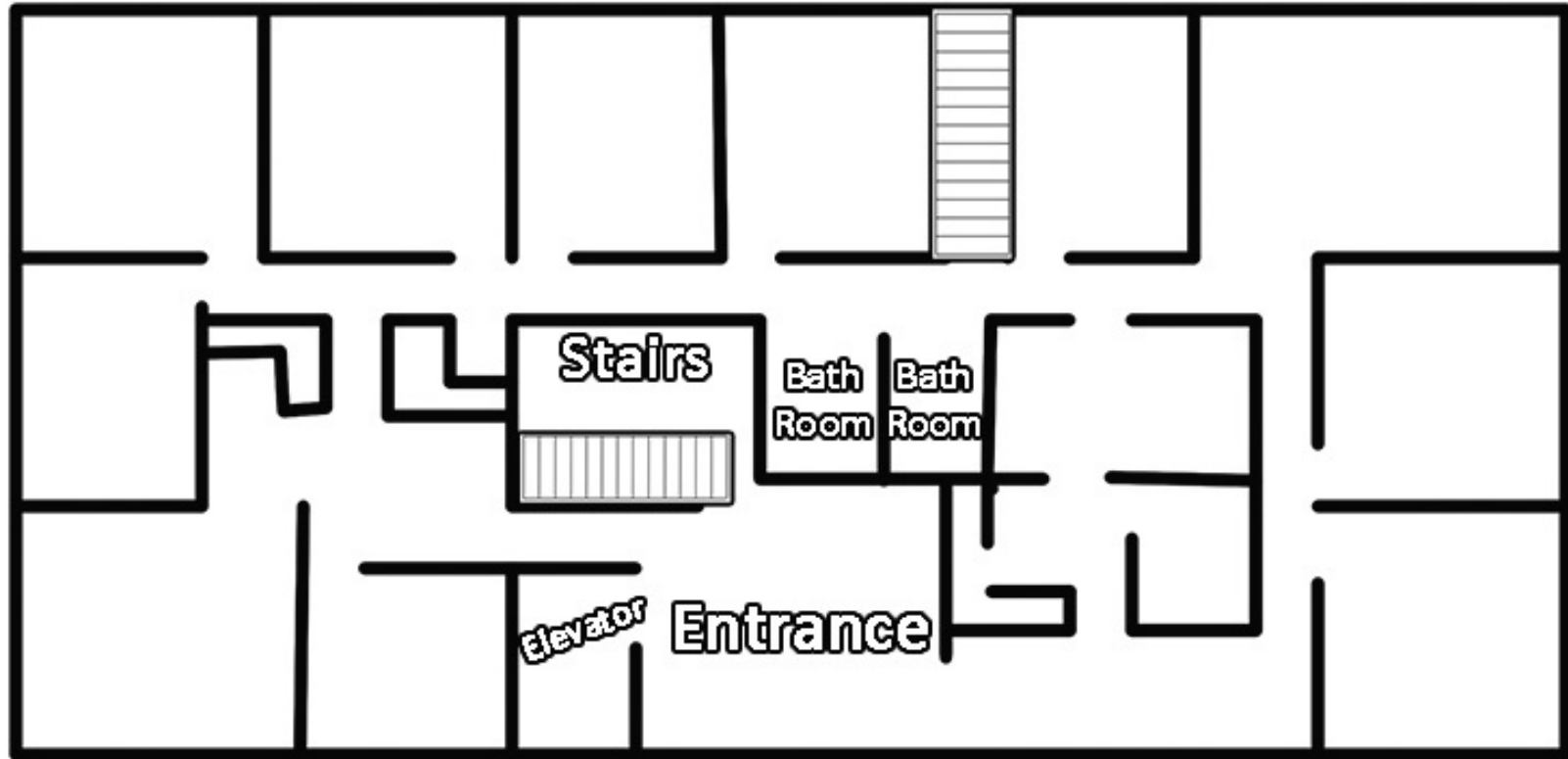


LOCATION OVERVIEW

Office is located in a highly visible/populated area in Swansea, IL. Near Route IL-159, Frank Scott Parkway, plus various Food and Retailers nearby.

FLOOR PLAN

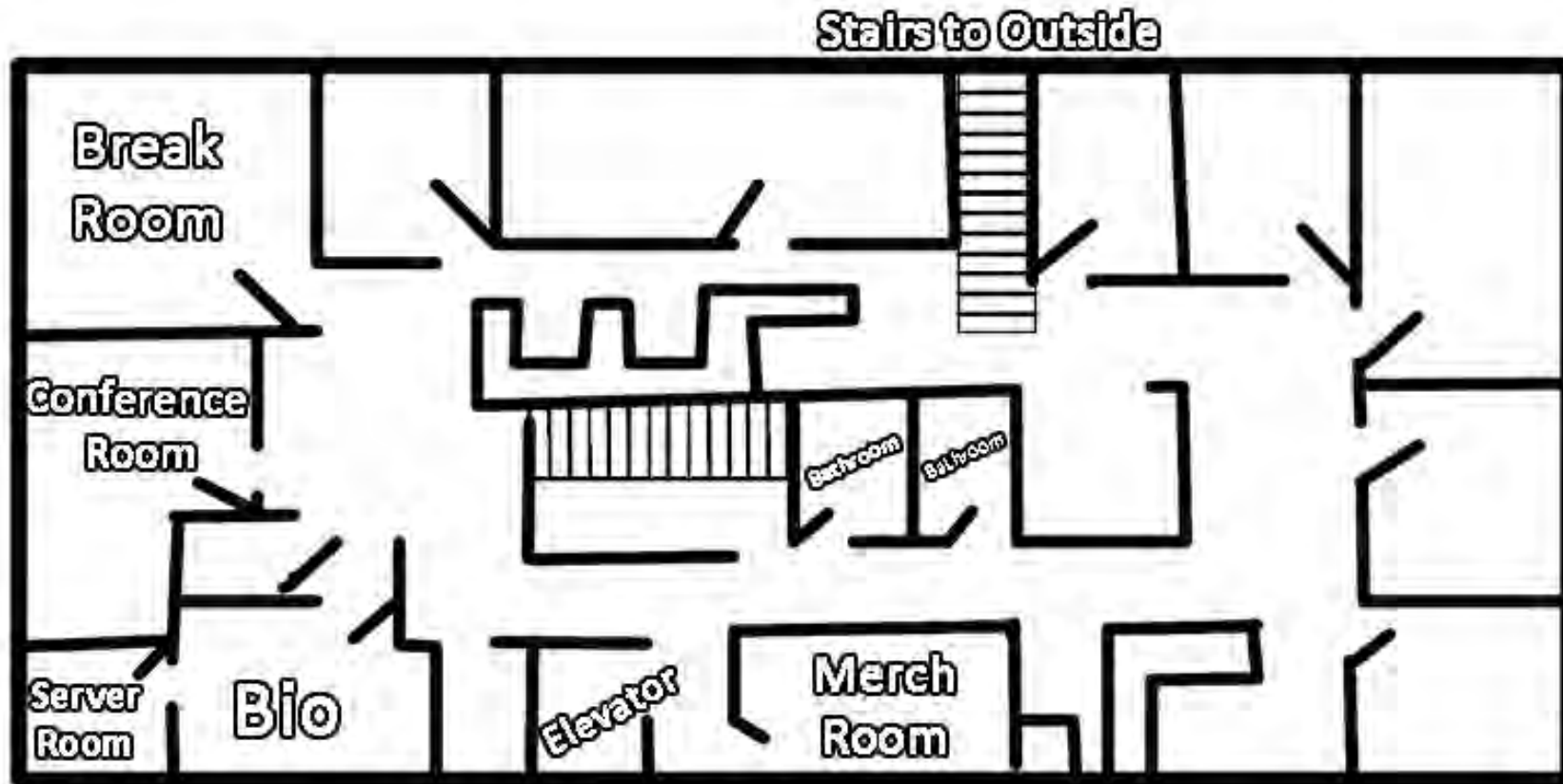
24 Bronze Pointe, Swansea, IL 62226



MAIN FLOOR

FLOOR PLAN

24 Bronze Pointe, Swansea, IL 62226



DOWNSTAIRS

PROPERTY PHOTOS

24 Bronze Pointe, Swansea, IL 62226

BREAKROOM PHOTO



INTERIOR OFFICE



INTERIOR OFFICE



ADMIN AREA



PROPERTY PHOTOS

24 Bronze Pointe, Swansea, IL 62226

WAITING AREA



ENTRANCE



INTERIOR WORKSPACE



ADMIN AREA



OFFICE PROPERTY SUMMARY

24 Bronze Pointe, Swansea, IL 62226

#2848

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$10-\$15/SF
Lease Type: Modified Gross

SQUARE FOOT INFO:

Building Total: 10,000 SF
Total Available: 7,560 SF
Min Divisible: 0.23 AC

LAND MEASUREMENTS:

Acres: 0.23 AC
Frontage: 100 FT
Depth: 53 FT

STRUCTURAL DATA:

Year Built: 2000
Building Class: B
Clearance Height: 11'
Roof: Shingle
Surface Type: Asphalt
Floors: 2
Signage: Building, Monument
Topography: Gently Sloping
Exterior: Brick

PROPERTY INFORMATION:

Parcel No: 04-04.0-206-033
County: St. Clair
Zoning: PB- Swansea
Prior Use: Law Office
Complex: Good
Parking: Public, 200
Property Tax: \$17,047.56
Tax Year: 2022

UTILITY INFORMATION:

Water Provider: City Served
Location: On Site
Sewer Provider: City Served
Location: On Site
Gas Provider: Ameren Illinois
Location: On Site
Electric Provider: Ameren Illinois
Location: On Site
Telecom Provider: Charter/Spectrum



COMMENTS:

7,560 SF Office Building For Lease (\$12/SF)
ADA compliant building w/ 2 floors and a passenger elevator
2 Units Available For Lease:

- 3,780 SF Main Level Consisting of: 11 offices, Reception Area, Open Admin Area w/ Built-In Counters, Kitchenette, & 2 Restrooms (\$15/SF)
- 3,780 SF Lower Level Consisting of: 7 Offices, Reception Area, Conference Room, Break Room & 2 Restrooms (\$10/SF)



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