

# FOR SALE -AND- LEASE

2810 Frank Scott  
Parkway West,  
Suite 828,  
Belleville, IL 62223



**2,420 SF FORMER MEDICAL OFFICE  
WITH FULL LOWER LEVEL**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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# Reception & Waiting Area

A spacious reception area is located at the Main Entrance. Situated at the primary entrance from the shared parking lot, this property exhibits a large reception and waiting area.

**BARBERMURPHY**







## Located in Copper Bend Centre office park

The primary floor, spanning across 2,420 square feet, encompasses a large waiting room and reception desk. Beyond the reception door, the office area is divided into four examination rooms, a nurses station, a lab station, and two 12' x 12' offices. Accessible via a stairwell located on the east end of the building, the lower level comprises a 16' x 16' breakroom, kitchenette, and single bathroom. The remaining space in the lower level is an unfinished storage area equipped with file shelving. Furthermore, the property's mechanicals have been recently updated, and the building has received a fresh coat of paint and a new roof in 2020.



### PROPERTY HIGHLIGHTS



Brick  
Exterior



7  
Offices



Signage



Shared Front  
& Rear Parking lot



Breakroom



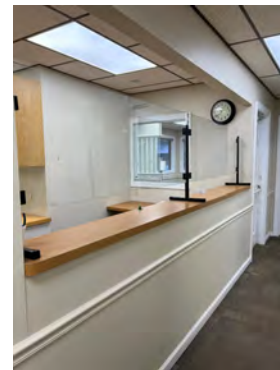
Kitchenette



Reception  
Area

# FLOOR PLAN

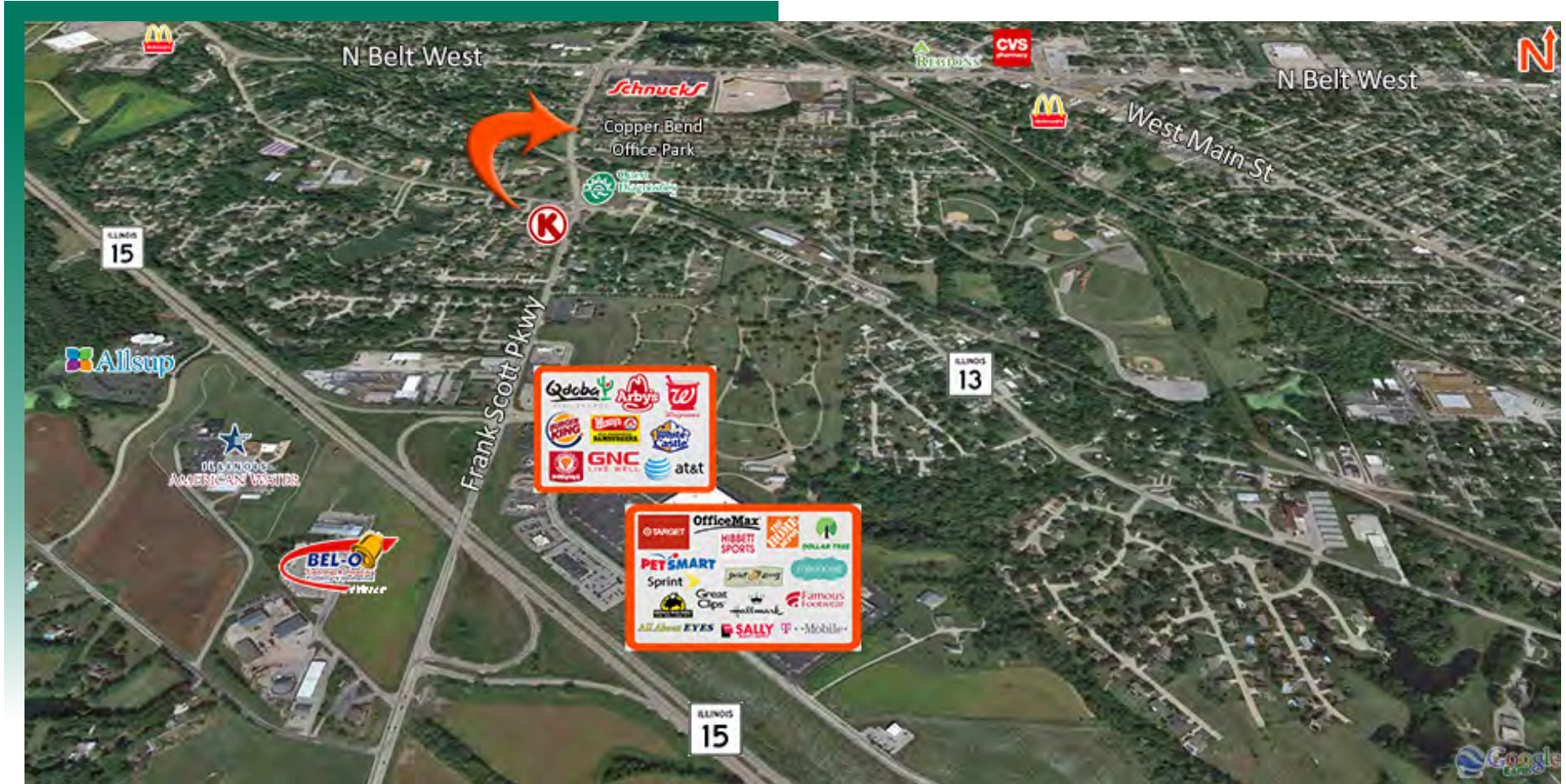
2810 FRANK SCOTT PARKWAY WEST, SUITE 828, BELLEVILLE, IL 62223





# AREA MAP

2810 FRANK SCOTT PARKWAY WEST, SUITE 828, BELLEVILLE, IL 62223



## LOCATION OVERVIEW

The office building is located in the high traffic Copper Bend Centre office park fronting Frank Scott Parkway. The former pediatric clinic is less than 1 mile from IL Route 15 and surrounded by many area amenities.



Frontage: 100'  
Depth: 120'



IL ROUTE  
15



STL Airport  
25 miles



Frank Scott  
Parkway

# OFFICE PROPERTY SUMMARY

2810 FRANK SCOTT PARKWAY WEST, SUITE 828, BELLEVILLE, IL 62223

#2860

## SALE INFORMATION:

For Sale: YES  
Sale Price: \$189,000  
Sale Price/SF: \$43.75/SF  
Cap Rate:  
GRM:  
NOI:

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$1,900/MO  
Lease Type: Gross  
Net Charges:  
Cam Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 4,320 SF  
Total Available: 4,320 SF  
Direct Lease: 2,420 SF  
Sublease: 0 SF  
Office: 2,420 SF  
Min Divisible: 2,420 SF  
Max Divisible: 4,320 SF

## LAND MEASUREMENTS:

Acres: 0.05 AC  
Frontage: 100 FT  
Depth: 120 FT

## PROPERTY INFORMATION:

Parcel No: 07-13.0-208-015  
County: St. Clair  
Zoning: B-1  
Prior Use: Pediatric Clinic  
Complex: Copper Bend Centre  
Parking: Shared Parking  
Traffic Count: 13,000  
TIF: No  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: No  
Property Tax: \$6,117.94  
Tax Year: 2022

## STRUCTURAL DATA:

Year Built: 1982  
Rehab Year: 2011  
Building Class:  
Clearance Min: 8'  
Clearance Max: 8'  
Roof: Replaced in 2020  
Exterior: Brick  
Floors: 2  
Signage: Building



## TRANSPORTATION:

Interstate:  
Rail: NA  
Barge: NA  
Airport:

## COMMENTS:



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