

FOR LEASE

2 Professional Park Dr.
Maryville, IL 62062

**Suite C
1,100 SF**

**Suite B
1,100 SF**

LEASED

1,100 SF SUITES AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

2 Professional Park Dr. Maryville, IL 62062




LOCATION OVERVIEW

Exposure to IL-159 (Center Street) with monument signage on the Highway.



IL-159



Frontage: 95'

AERIAL VIEW OF PROPERTY

2 Professional Park Dr. Maryville, IL 62062



*Not to scale

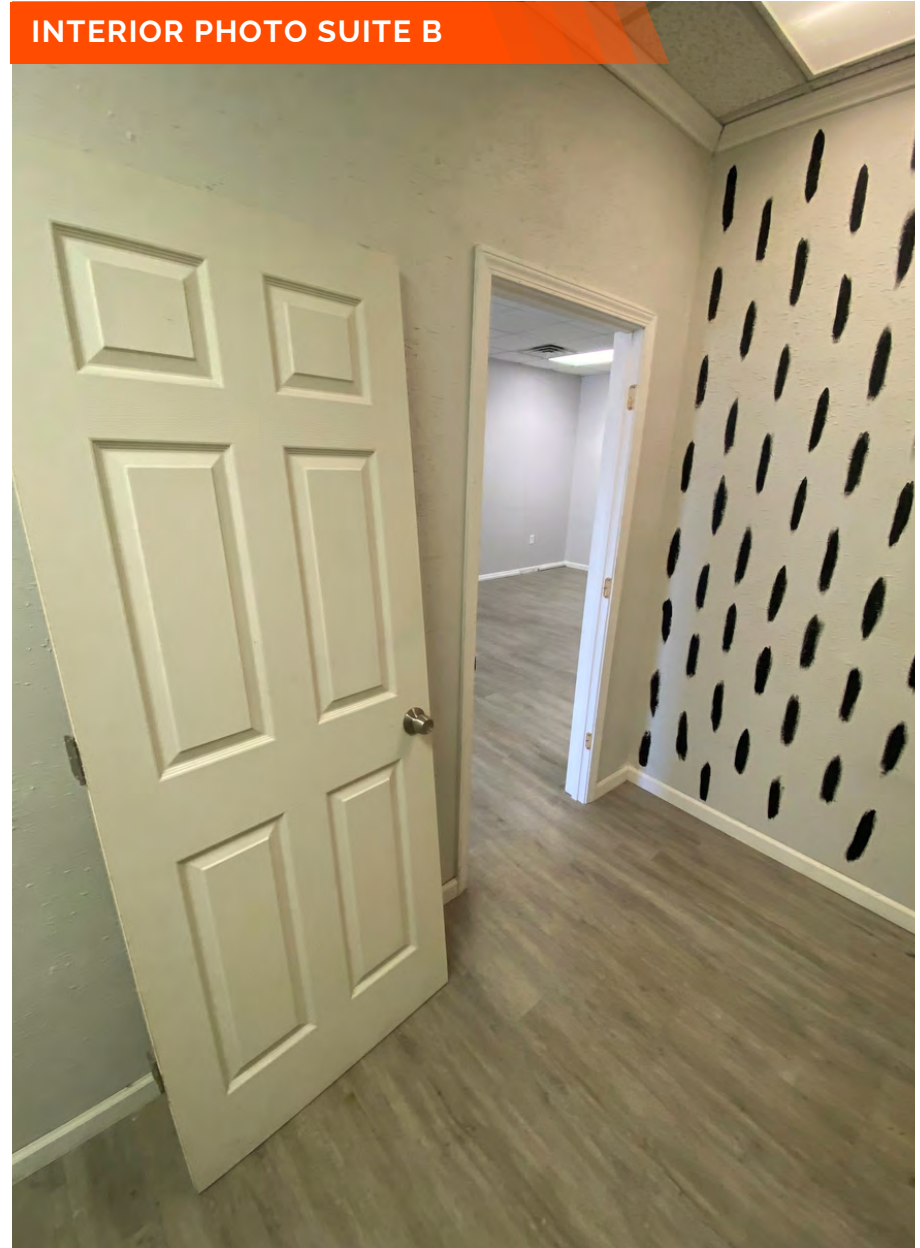
PROPERTY PHOTOS

2 Professional Park Dr. Maryville, IL 62062

INTERIOR PHOTO SUITE B



INTERIOR PHOTO SUITE B



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INTERIOR PHOTO SUITE B

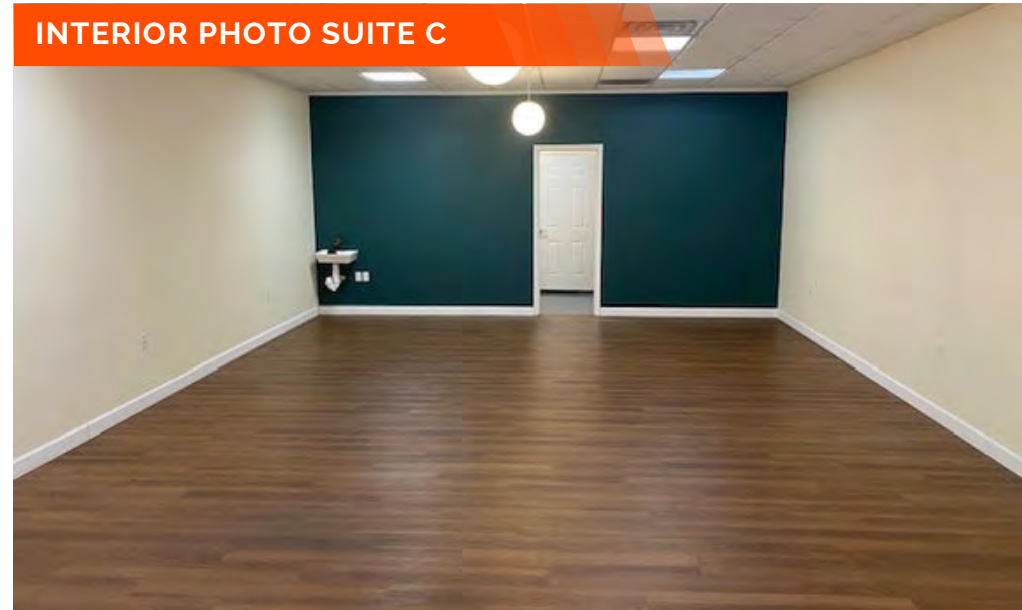


INTERIOR PHOTO SUITE B



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OFFICE PROPERTY SUMMARY

2 Professional Park Dr. Maryville, IL 62062

#2250

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$13.75/SF
Lease Type: NNN
Net Charges: \$5.00
Cam Charges: \$5.00

SQUARE FOOT INFO:

Building Total: 4,950 SF
Total Available: 2,200 SF
Direct Lease: 2,200 SF
Min Divisible: 1,100 SF
Max Divisible: 2,200 SF

LAND MEASUREMENTS:

Acres: 0.46 AC
Frontage: 95 FT
Depth: 210 FT

PROPERTY INFORMATION:

Parcel No:13-2-21-02-04-401-036-037
County: Madison
Zoning: B-2 Maryville
Complex: Good
Parking: 20, Concrete
Traffic Count: 16,900
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$15,409
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 2004
Building Class: B
Clearance Height: 9'
Exterior: Brick
Floors: 1
Signage: Monument



TRANSPORTATION:

Interstate: IL-159



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