

# FOR LEASE

274 Southwoods Dr.  
Columbia, IL 62236



**1,500 SF OFFICE SPACE**

**BARBERMURPHY**

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## AREA MAP

274 Southwoods Drive, Columbia, IL 62236

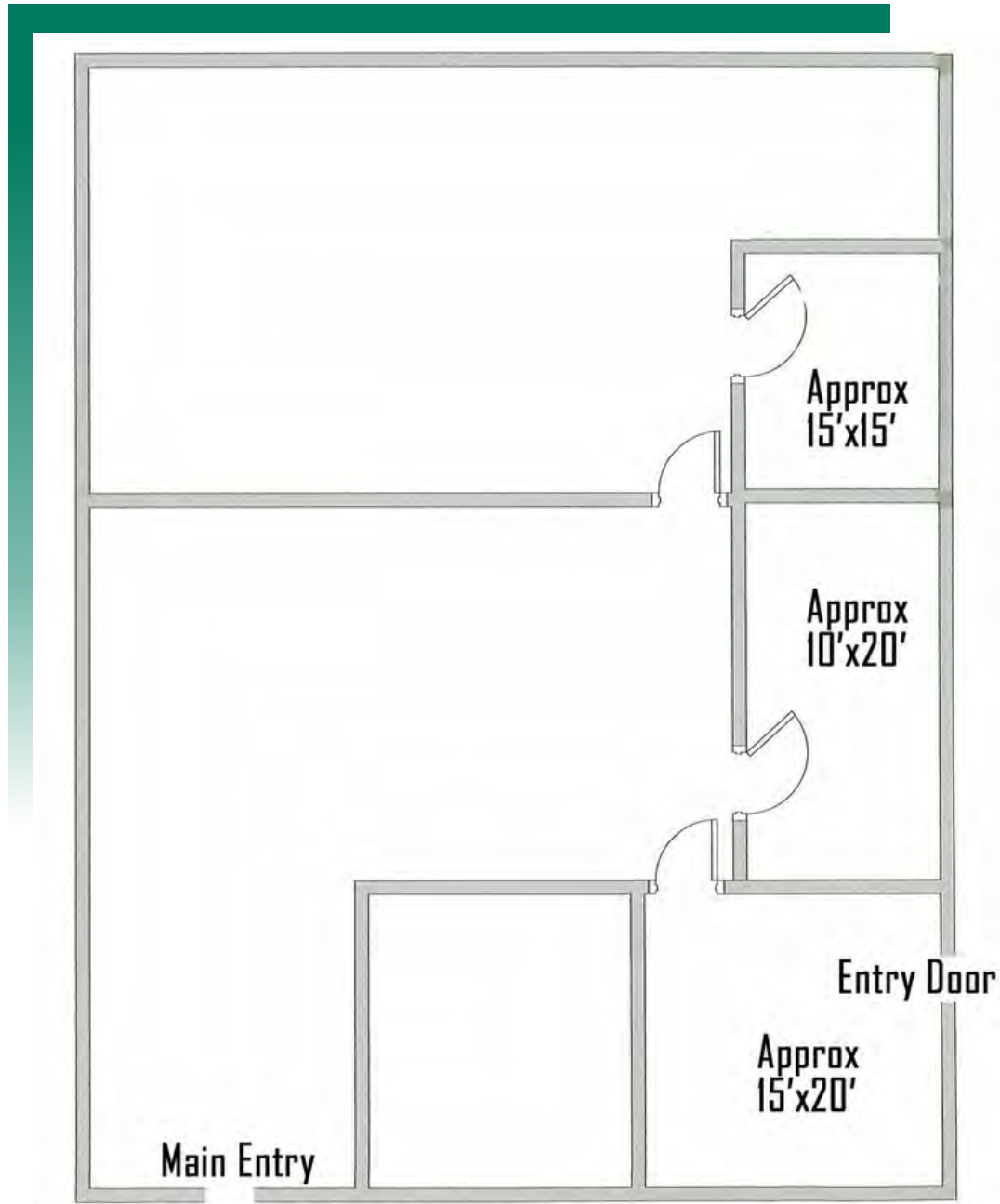


### LOCATION OVERVIEW

Office space is currently available for lease at Southwoods Center, conveniently situated off IL Route 3 in Columbia, IL. This city is positioned 11 miles to the south of downtown St. Louis, directly east of the Mississippi River. Columbia's location at the convergence of Interstate 255 and Illinois Route 3, with additional accessibility provided by Illinois Route 158.

# FLOOR PLAN

274 Southwoods Drive, Columbia, IL 62236



\*Not to scale

# PROPERTY PHOTOS

274 Southwoods Drive, Columbia, IL 62236

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

#1930

274 Southwoods Drive, Columbia, IL 62236

## LEASE INFORMATION:

Lease Rate per SF: \$12.00  
Lease Rate per Month: \$1,500  
Lease Type: Gross  
Net Charges:  
Cam Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 2,400 SF  
Direct Lease: 1,500 SF  
Sublease: 0 SF  
Office: 1,500 SF  
Retail: 1,500 SF  
Min Divisible: 1,500 SF  
Max Contiguous: 1,500 SF



## PROPERTY INFORMATION:

Parcel No: 04-22-165-002-201, 202  
County: Monroe  
Zoning: C2  
Prior Use: Office  
Complex: Southwoods  
Parking: 10  
Traffic Count: 26,700  
TIF: No  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: No  
Property Tax:  
Tax Year:

## STRUCTURAL DATA:

Year Built: 2006  
Rehab Year:  
Building Class: B  
Clearance Min: 8'  
Clearance Max: 8'  
Roof: Shingles  
Exterior: Brick  
Floors: 1

## TRANSPORTATION:

Interstate: I-255  
Rail: N/A  
Barge: N/A  
Airport: N/A

## COMMENTS:

1,500 SF of office space, open floor plan and 2 restrooms in the common area.



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