

# FOR LEASE

115 N Buchanan St.  
Edwardsville, IL  
62025



## DOWNTOWN EDWARDSVILLE OFFICE

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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**Collin Fischer - CCIM**  
Principal  
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# PROPERTY HIGHLIGHTS



Kitchenette



Signage



Sprinklers:  
Wet Pipe System



Reception  
Area



Restrooms

115 N Buchanan St. Edwardsville, IL 62025

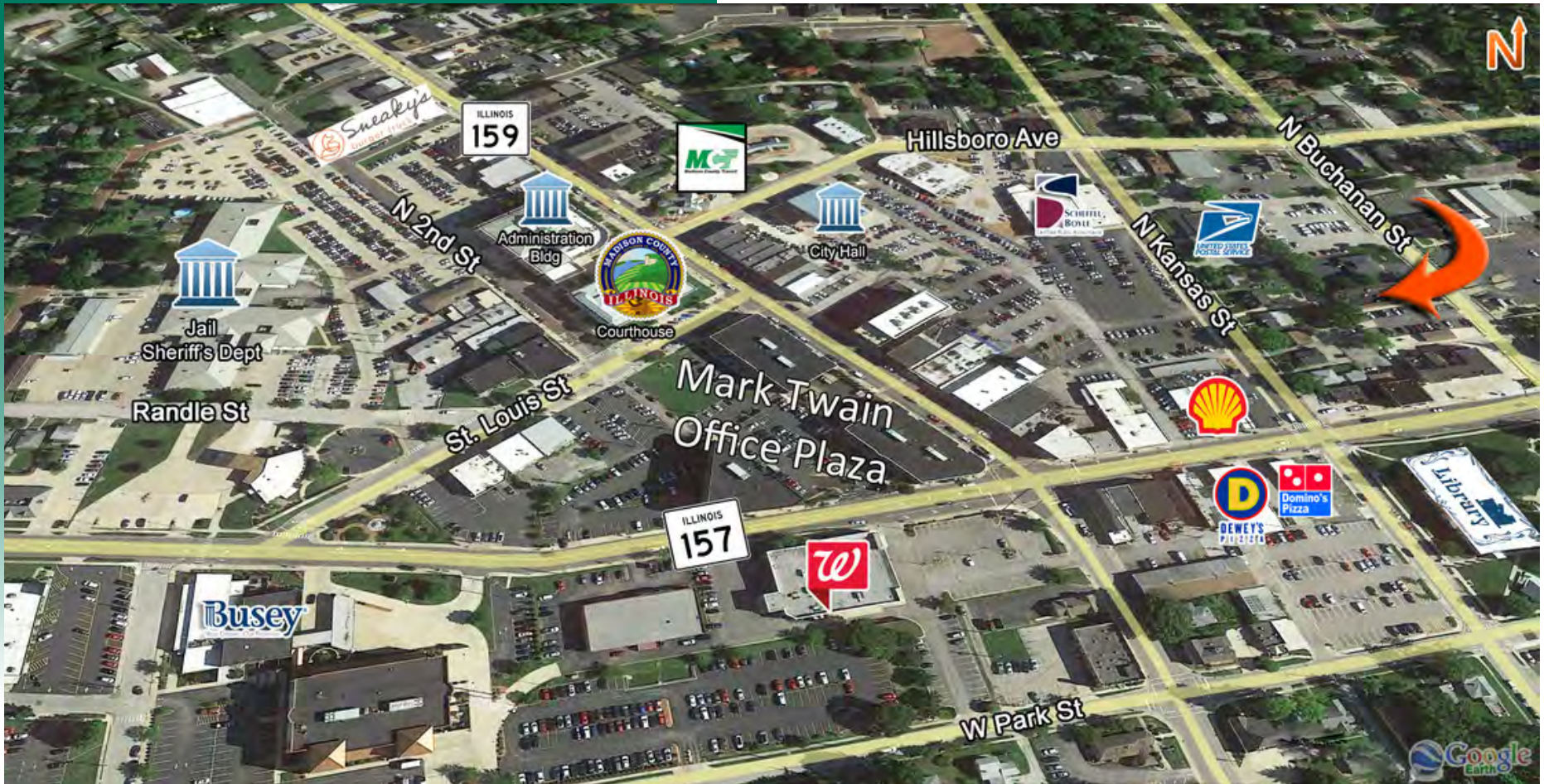


## 4,000 SF Available on the 2nd Floor

- Shared conference room on the main level
- Shared kitchen/break room on the lower level
- Entire 2nd floor is available; Elevator served
- Short walk to Madison County Courthouse and Main St. amenities

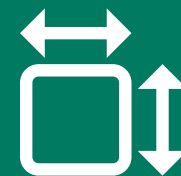
# AREA MAP

115 N Buchanan St. Edwardsville, IL 62025



## LOCATION OVERVIEW

Excellent location in downtown Edwardsville, Illinois with private parking and only a short walk to many Main Street amenities.



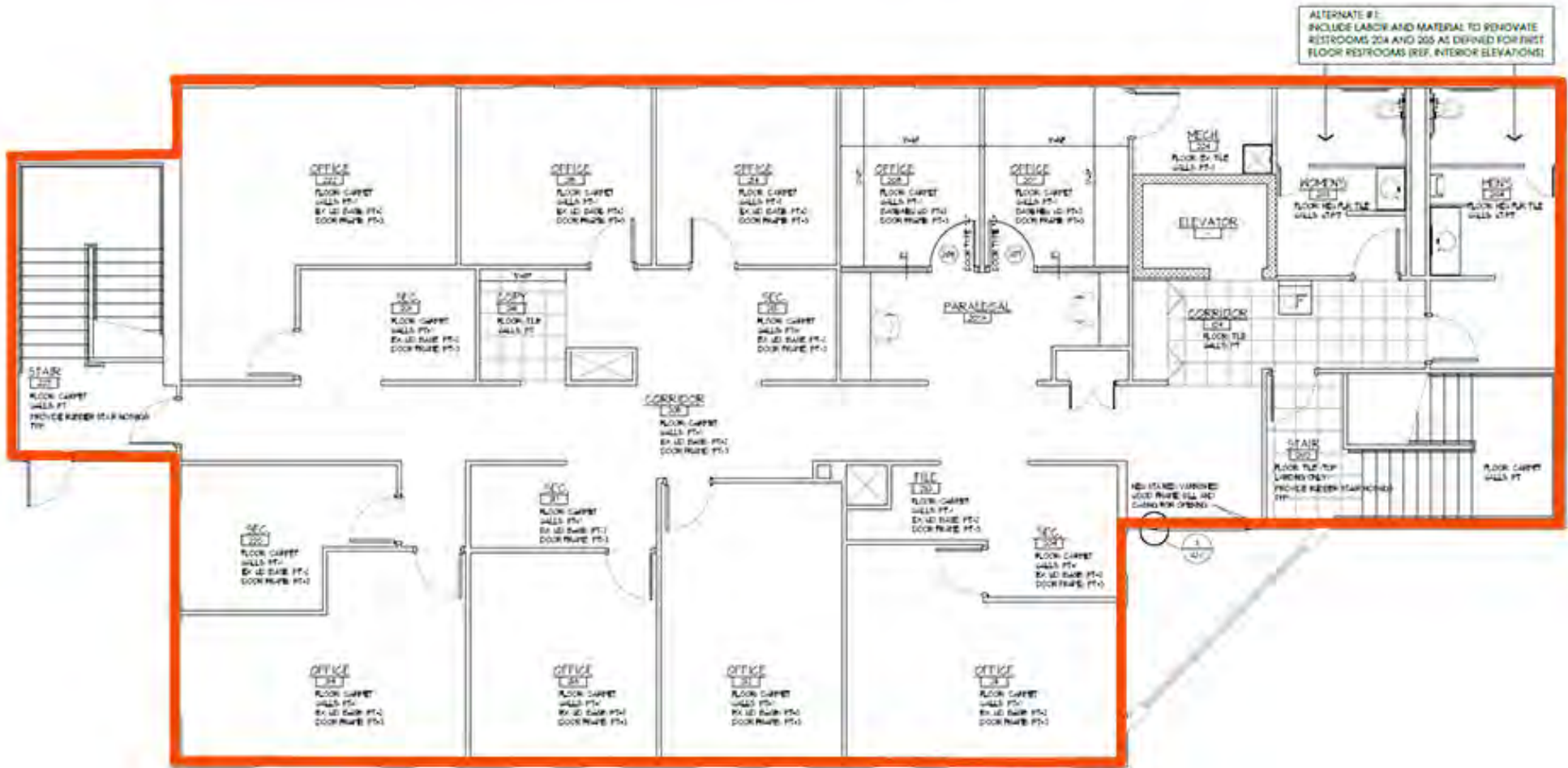
Frontage: 136'  
Depth: 170'



Traffic Count:  
16,350

# FLOOR PLAN

115 N Buchanan St. Edwardsville, IL 62025



2nd Floor Office  
4,000 SF

\*Not to scale

# PROPERTY PHOTOS

115 N Buchanan St. Edwardsville, IL 62025

FRONT RECEPTION



INTERIOR SPACE



UPPER LEVEL OFFICE



- 2nd Floor is completely secured.
- Doors with code locks and key access for the elevator.
- Common area kitchen in the Lower Level.

# OFFICE/RETAIL PROPERTY SUMMARY

#2908

115 N Buchanan St. Edwardsville, IL 62025

## LEASE INFORMATION:

Lease Rate per SF:	\$24/SF
Lease Rate per Month:	-
Lease Type:	Full Service
Net Charges:	-
Cam Charges:	-
Lease Terms:	-

## SQUARE FOOT INFO:

Building Total:	12,000 SF
Direct Lease:	4,000 SF
Sublease:	0 SF
Office:	12,000 SF
Retail:	0 SF
Min Divisible:	2,000 SF
Max Contiguous:	4,000 SF



## PROPERTY INFORMATION:

Parcel No:	14-2-15-11-11-203-013
County:	Madison
Zoning:	B-1
Prior Use:	Office
Complex:	-
Parking:	37, Asphalt
Traffic Count:	16,350 combined
TIF:	YES
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Property Tax:	\$35,119
Tax Year:	-

## STRUCTURAL DATA:

Year Built:	2002
Rehab Year:	2002
Building Class:	A
Clearance Min:	-
Clearance Max:	-
Roof:	Flat
Exterior:	-
Floors:	2
Signage:	Monument

## TRANSPORTATION:

Interstate:	N/A
Rail:	N/A
Barge:	N/A
Airport:	N/A

## COMMENTS:



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