

**FOR SALE**  
-OR-  
**LEASE**

5440 N Illinois St.  
Fairview Heights, IL  
62208



**4,140 SF Executive Office**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Tony Smallmon**  
Broker Associate  
Cell: (618) 407-4240  
tonys@barbermurphy.com



# PROPERTY HIGHLIGHTS

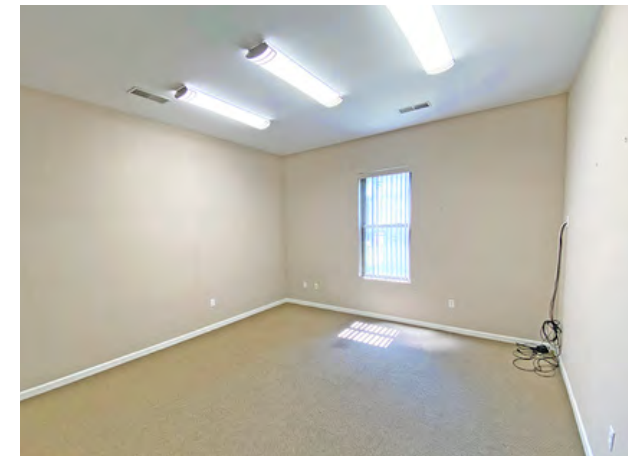


5440 N Illinois St., Fairview Heights, IL 62208



**4,140 SF Executive Office For Sale or For Lease**

**Includes: Lobby with built in counter, 6 executive offices, 4 junior offices, 4 built-in Cubicles, Conference room with pocket doors, kitchen area, server closer and 2 restrooms. Building has 52 parking spaces and was last used as a Law Office. Marquee Signage.**



# AREA MAP

5440 N Illinois St., Fairview Heights, IL 62208



## LOCATION OVERVIEW

Located on North Illinois Street (IL Route 159), just minutes from I-64 (Exit 12). 23,600 ADT on IL Route 159.



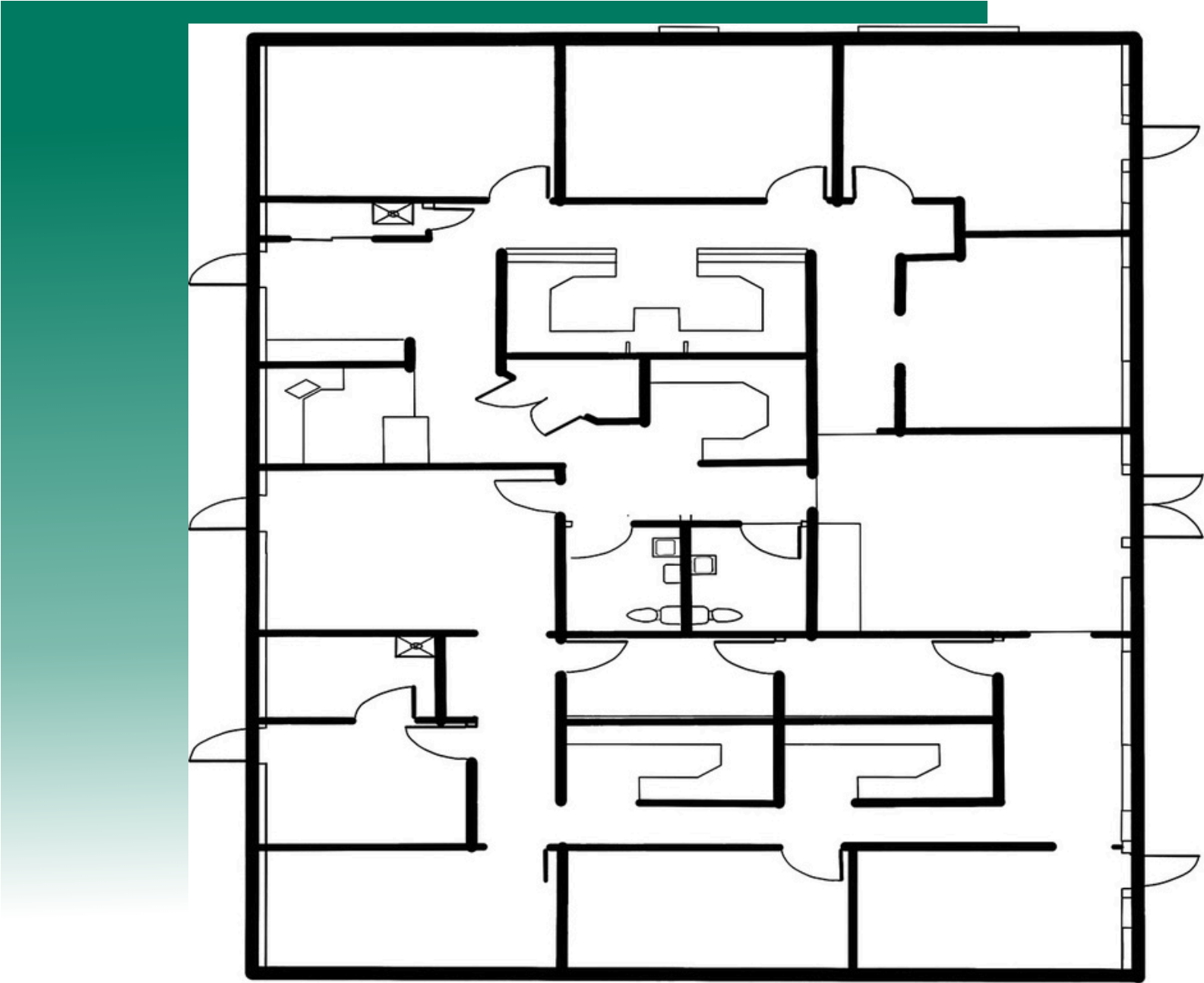
I-64

**EXIT**

Exit 12

# FLOOR PLAN

5440 N Illinois St., Fairview Heights, IL 62208

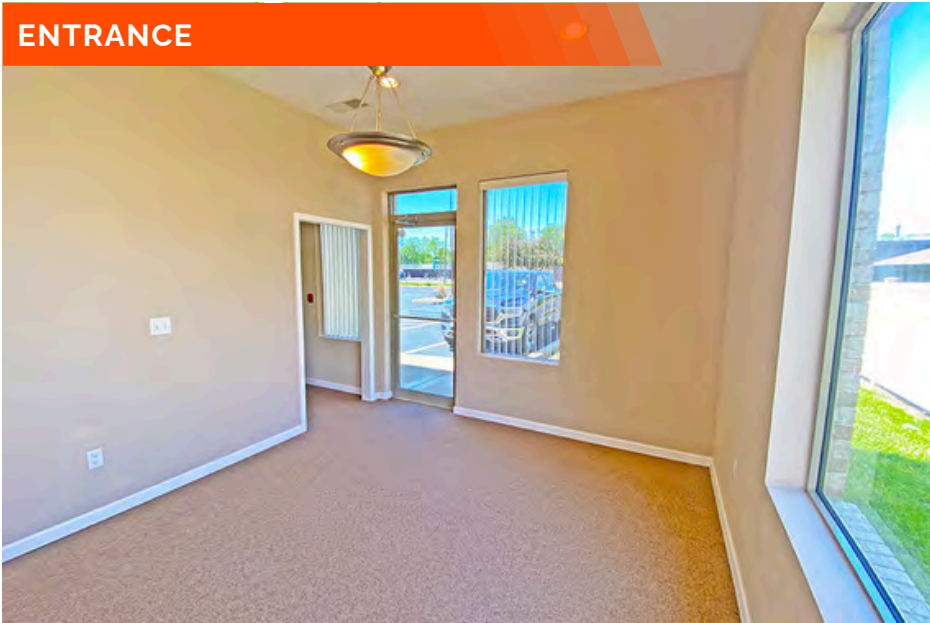


\*Not to scale

# PROPERTY PHOTOS

5440 N Illinois St., Fairview Heights, IL 62208

ENTRANCE



PRIVATE CUBICLE



ALTERNATE ENTRNACE



EXIT



# PROPERTY PHOTOS

5440 N Illinois St., Fairview Heights, IL 62208

CONFERENCE ROOM



CONFERENCE ROOM



KITCHENETTE



INTERIOR WORK SPACE



# PROPERTY PHOTOS

5440 N Illinois St., Fairview Heights, IL 62208

BUILT-IN CUBICLES



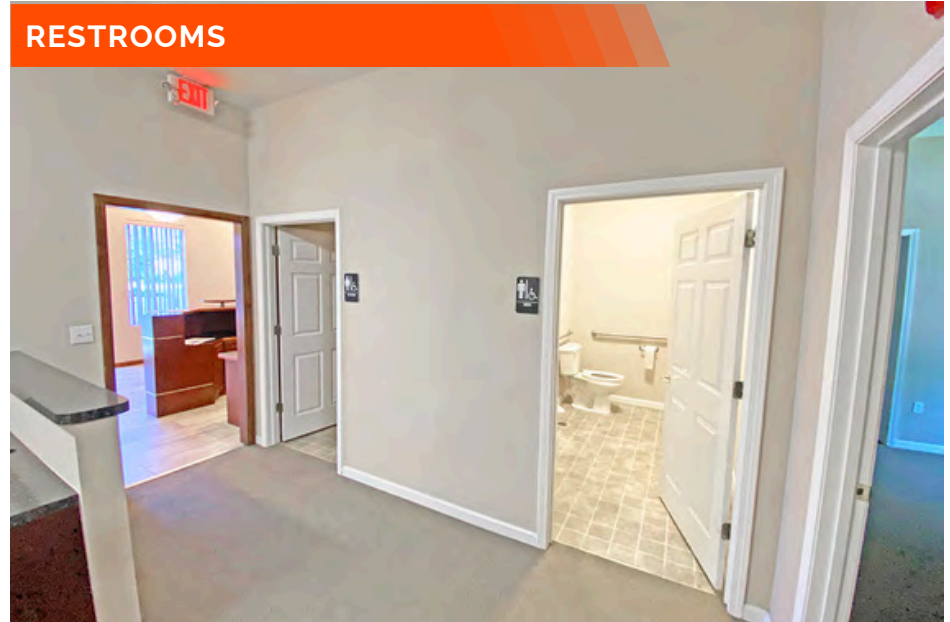
BUILT-IN CUBICLES



LOBBY COUNTER



RESTROOMS



# OFFICE/RETAIL PROPERTY SUMMARY

#2914

5440 N Illinois St., Fairview Heights, IL 62208

## SALE INFORMATION:

Sale Price: \$625,000  
Sale Price/SF: \$150.97

## LEASE INFORMATION:

Lease Rate per SF: \$17.00  
Lease Rate per Month: -  
Lease Type: Modified Gross  
Net Charges: -  
Cam Charges: -  
Lease Terms: -

## SQUARE FOOT INFO:

Building Total: 4,140 SF  
Total Available: 4,140 SF  
Direct Lease: 4,140 SF  
Sublease: 0  
Office: -  
Retail: -  
Min Divisible: 1,800 SF  
Max Contiguous: 4,140 SF

## STRUCTURAL DATA:

Year Built: 2006  
Rehab Year: -  
Building Class: -  
Clearance Min: -  
Clearance Max: -  
Roof: -  
Exterior: -  
Floors: -  
Signage: Marquee

## PROPERTY INFORMATION:

Parcel No: 03-34.0-102-003  
County: St. Clair  
Zoning: Planned Business  
Prior Use: Law Office  
Complex: -  
Parking: 52  
Traffic Count: 23,600  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: \$2,708  
Tax Year: 2023

## TRANSPORTATION:

Interstate: I-64  
Rail: N/A  
Barge: N/A  
Airport: N/A

## LAND MEASUREMENTS:

Acres: 0.53 AC  
Frontage: 115 FT  
Depth: -

## COMMENTS:

Can be divisible by 1,800 SF



**Tony Smallmon**  
Broker Associate  
Office: (618) 277-4400 (Ext. 18)  
Cell: (618) 407-4240  
tonys@barbermurphy.com