

FOR LEASE

**11 Executive Dr.,
Fairview Heights, IL
62208**

BUSINESS CENTER III: PROFESSIONAL OFFICE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

11 Executive Dr. Fairview Heights, IL 62208



LOCATION OVERVIEW

Premier business center located in the Fairview Heights Office Park, bordered by I-64 and IL Route 159. Only 15 minutes from St. Louis, MO and 30 minutes to Lambert St. Louis International Airport.



I-64

EXIT

Exit 12

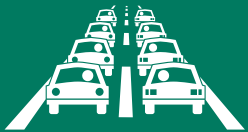
Property Highlights

11 Executive Dr. Fairview Heights, IL 62208

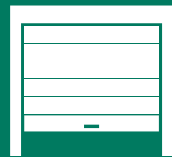
- 4 Private Offices
- Large conference room
- Two bullpens/ training rooms
- IT storage
- Lease pricing AS-IS with tenant improvements negotiable



34,487 SF Office Building



Traffic Count:
78,800 (I-64)



Over Head Door



Signage



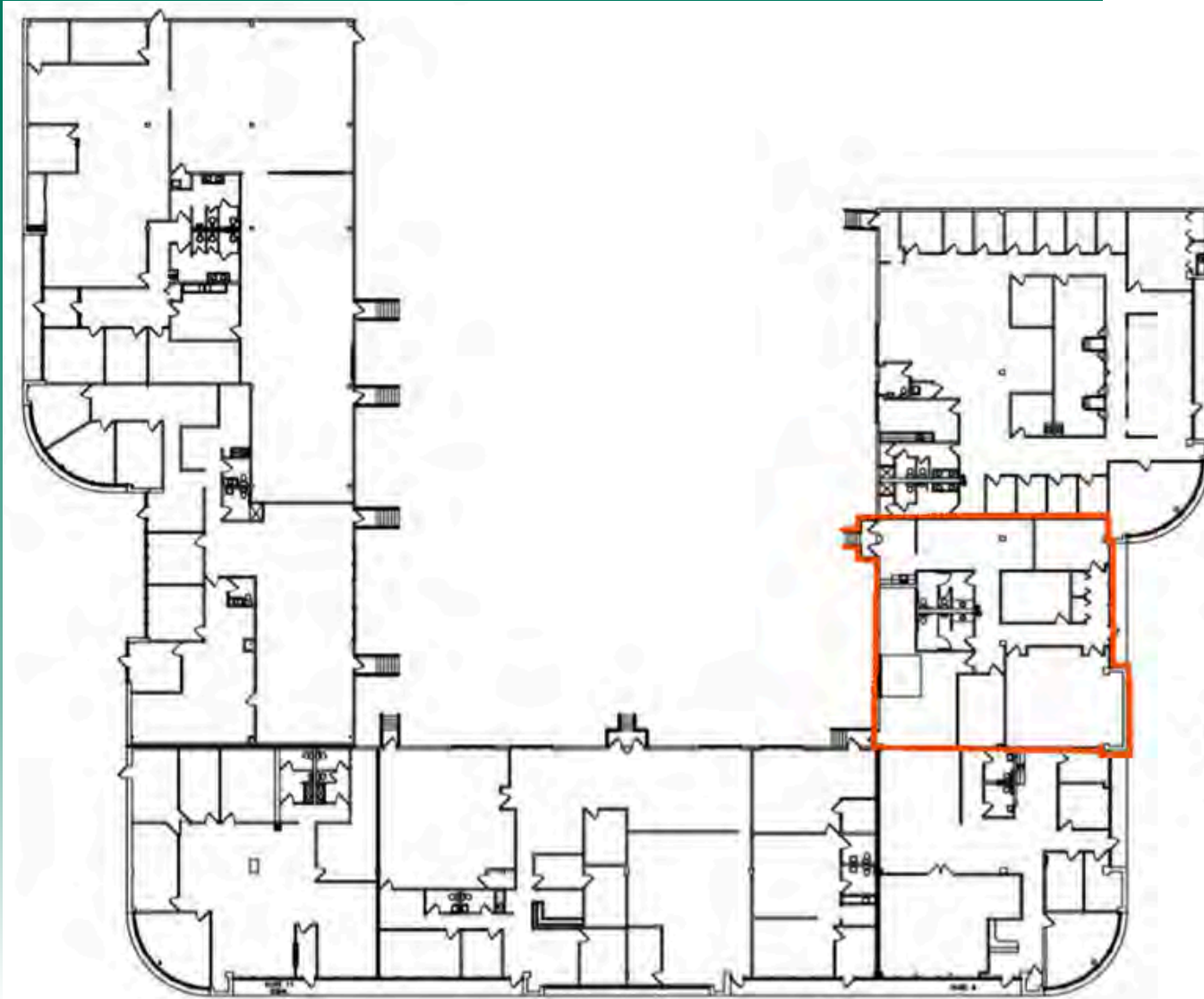
Restrooms



Private Offices

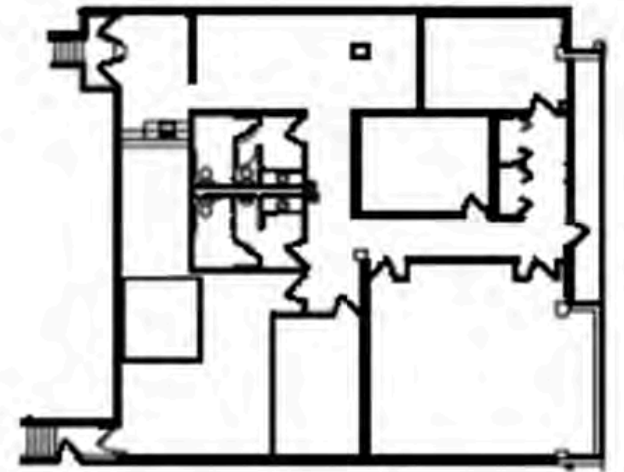
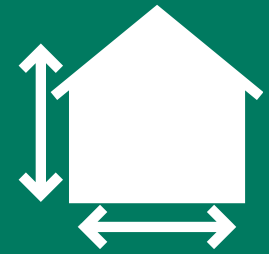
FLOOR PLAN

11 Executive Dr. Fairview Heights, IL 62208



Business Center III

Professional Office Suite with 3,450 SF Available For Lease



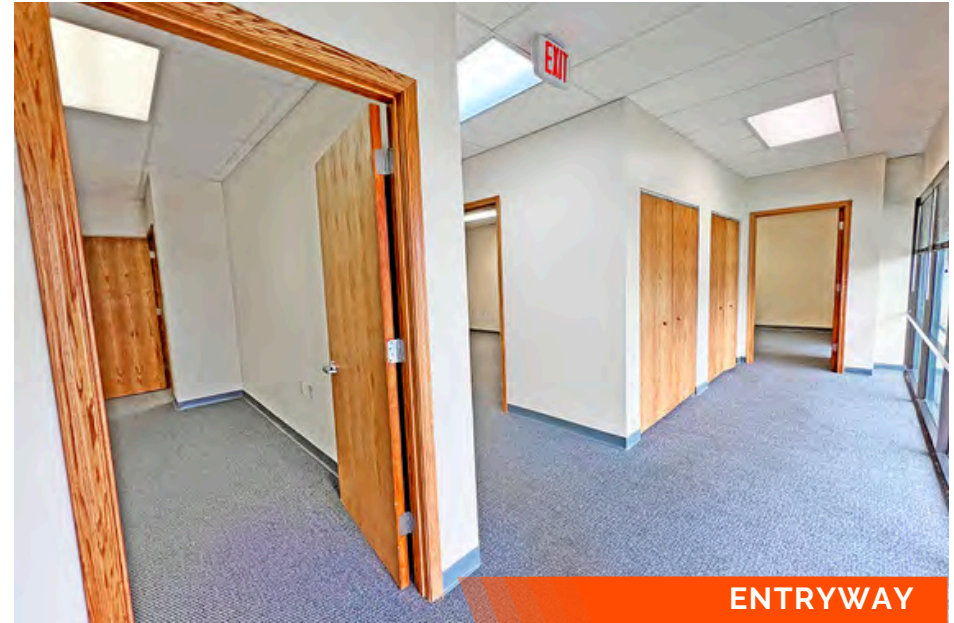
*Not to scale

PROPERTY PHOTOS

11 Executive Dr. Fairview Heights, IL 62208



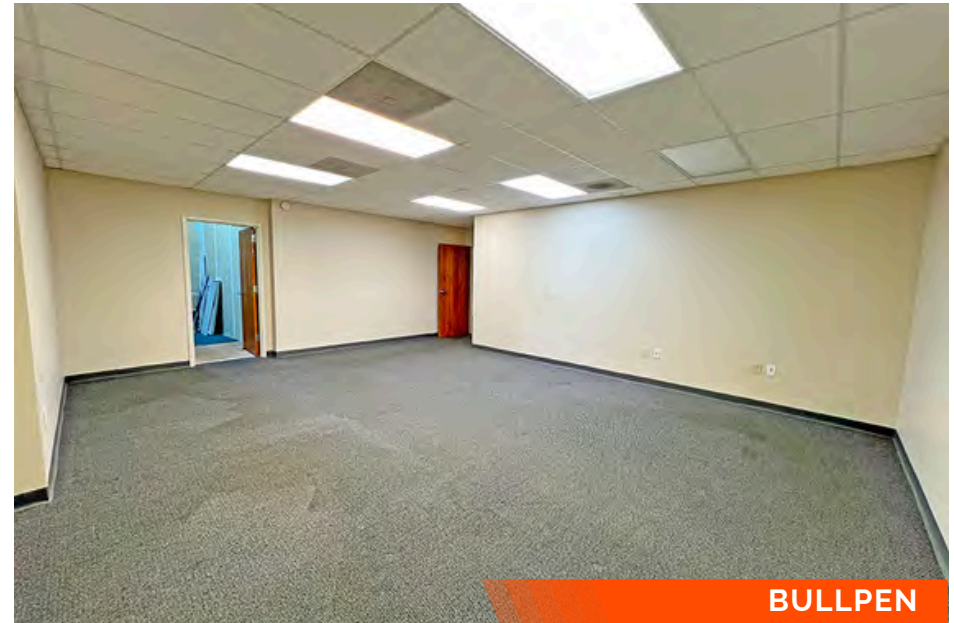
OFFICE



ENTRYWAY



TRAINING ROOM



BULLPEN

PROPERTY PHOTOS

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DOCK DOOR



MENS & WOMENS RESTROOMS



KITCHENETTE



Also Includes:

- Men's and Women's ADA restrooms
- Kitchenette
- OHD (10'x12') available in rear of space

OFFICE/RETAIL PROPERTY SUMMARY

#1843

11 Executive Dr. Fairview Heights, IL 62208

LEASE INFORMATION:

Lease Rate per SF:	\$13.95
Lease Rate per Month:	-
Lease Type:	NNN
Net Charges:	\$4.50
Cam Charges:	-
Lease Terms:	-

SQUARE FOOT INFO:

Building Total:	34,487 SF
Direct Lease:	3,450 SF
Sublease:	N/A
Office:	3,450 SF
Retail:	N/A
Min Divisible:	3,450 SF
Max Contiguous:	3,450 SF



PROPERTY INFORMATION:

Parcel No:	03-22.0-301-019
County:	St. Clair
Zoning:	C-1
Prior Use:	Office
Complex:	-
Parking:	4.09/1000
Traffic Count:	78,800
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Property Tax:	\$60,302
Tax Year:	2022

STRUCTURAL DATA:

Year Built:	1990
Rehab Year:	1995
Building Class:	c
Clearance Min:	7'
Clearance Max:	12'
Roof:	Membrane
Exterior:	Brick/Block
Floors:	1
Signage:	YES

TRANSPORTATION:

Interstate:	I-64
Rail:	N/A
Barge:	N/A
Airport:	30 Mins to Lambert St. Louis International Airport



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