



# FOR LEASE

11 Executive Dr.,  
Fairview Heights, IL  
62208

## BUSINESS CENTER III: PROFESSIONAL OFFICE - (2) SUITES AVAILABLE

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

11 Executive Dr. Fairview Heights, IL 62208

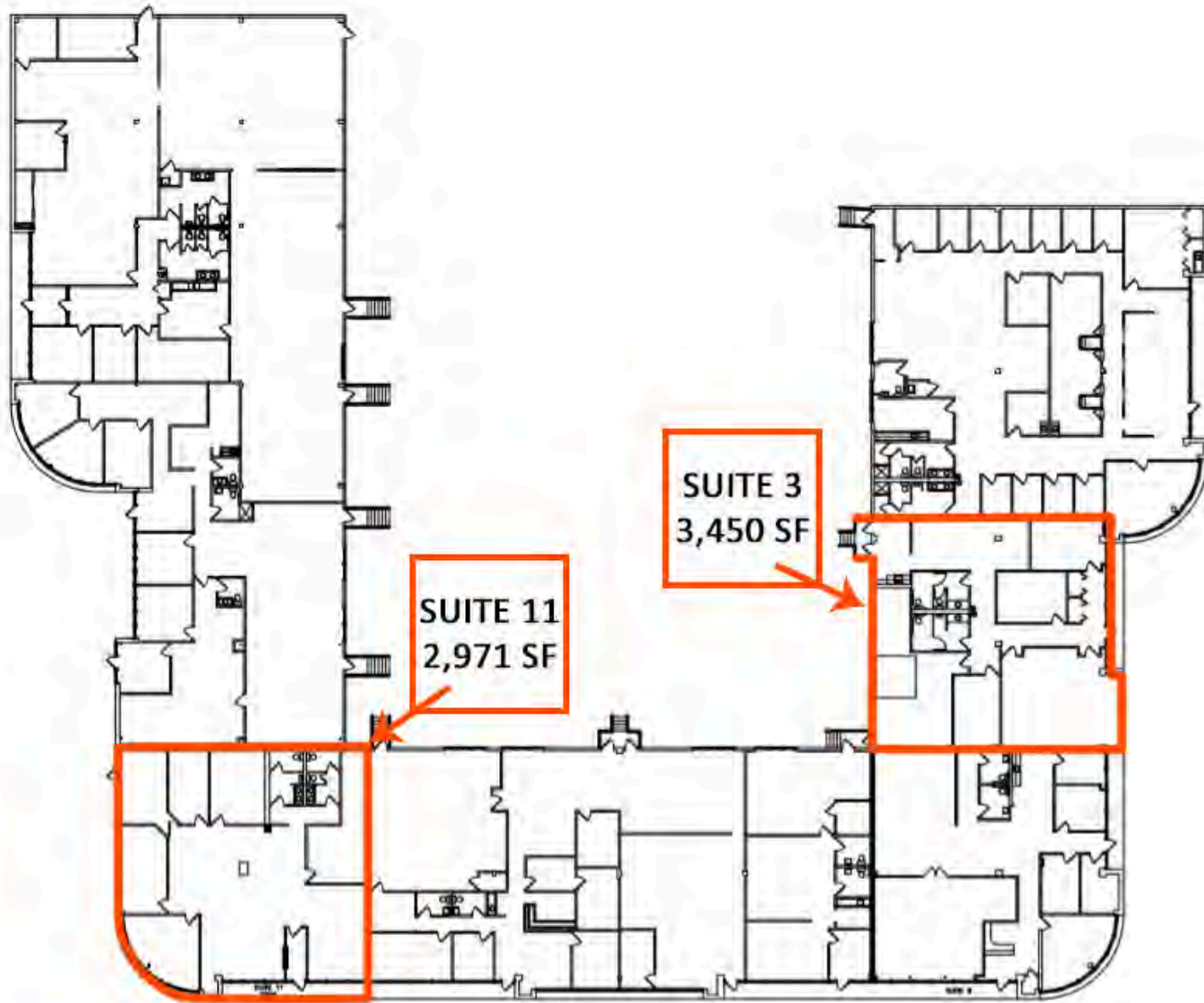


### LOCATION OVERVIEW

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.

# FLOOR PLAN

11 Executive Dr., Fairview Heights



\*Not to scale



# PROPERTY PHOTOS - SUITE 3

11 Executive Dr., Fairview Heights

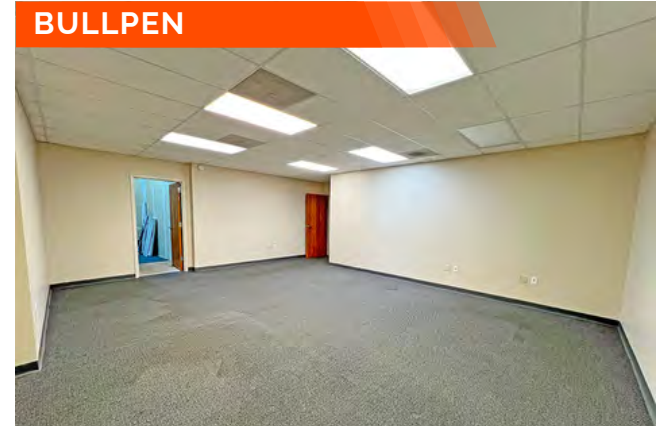
ENTRYWAY



TRAINING ROOM



BULLPEN



KITCHENETTE



PRIVATE OFFICE



DOCK DOOR



ENTRANCE TO SUITE



## SUITE 3 - 3,450 SF

4 private offices, large conference room, two bullpens / training rooms, IT storage, men's and women's ADA restrooms and kitchenette. Legacy dock door (10'x12') in rear of space.



# PROPERTY PHOTOS - SUITE 11

11 Executive Dr., Fairview Heights



ADMIN AREA



BULLPEN



CONFERENCE ROOM



KITCHENETTE



## SUITE 11 - 2,971 SF

- secure entry
- admin/reception
- large open-area bullpen
- two (2) private offices
- large conference room
- break room / kitchenette
- men's/women's restrooms
- (2) storage rooms

# OFFICE/RETAIL SUMMARY PAGE

## 11 EXECUTIVE DR

**LISTING #** 1843

### LOCATION DETAILS:

APN: 03-22.0-301-019  
County: IL - St. Clair  
Zoning: C-1 - Fairview Heights

### PROPERTY OVERVIEW:

Building SF: 34,487  
Usable Sqft: 6,421  
Min Divisible SF: 2,971  
Max Contig SF: 3,450  
Signage: Yes  
Lot Size: 3.33 Acres  
Parking Ratio: 4.09/1000

### STRUCTURAL DATA:

Year Built: 1990  
Renovated: 1995  
Building Class: C  
Ceilings: 9'-12'

### DEMOGRAPHICS:

Traffic Count: 78,800 (I-64)



### LEASE INFORMATION:

Lease Rate: \$13.95 / SF  
Lease Type: NNN  
NNN Expenses: \$4.75

### FINANCIAL INFORMATION:

Taxes: \$60,541.02  
Tax Year: 2023

### PROPERTY DESCRIPTION:

Two (2) professional office suites available for lease. Suite 3 (3,450 sf) includes 4 private offices, large conference room, two bullpens / training rooms, IT storage, men's and women's ADA restrooms and kitchenette. Legacy dock door (10'x12') in rear of space. Suite 11 (2,971 sf) includes secure entry with admin/reception, large open-area bullpen, two (2) private offices, large conference room, break room / kitchenette, men's/women's restrooms and two (2) storage rooms. Lease pricing AS-IS with tenant improvements negotiable.