



FOR LEASE

11 Executive Dr.,
Fairview Heights, IL
62208

BUSINESS CENTER III: PROFESSIONAL OFFICE - (1) SUITE AVAILABLE

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

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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

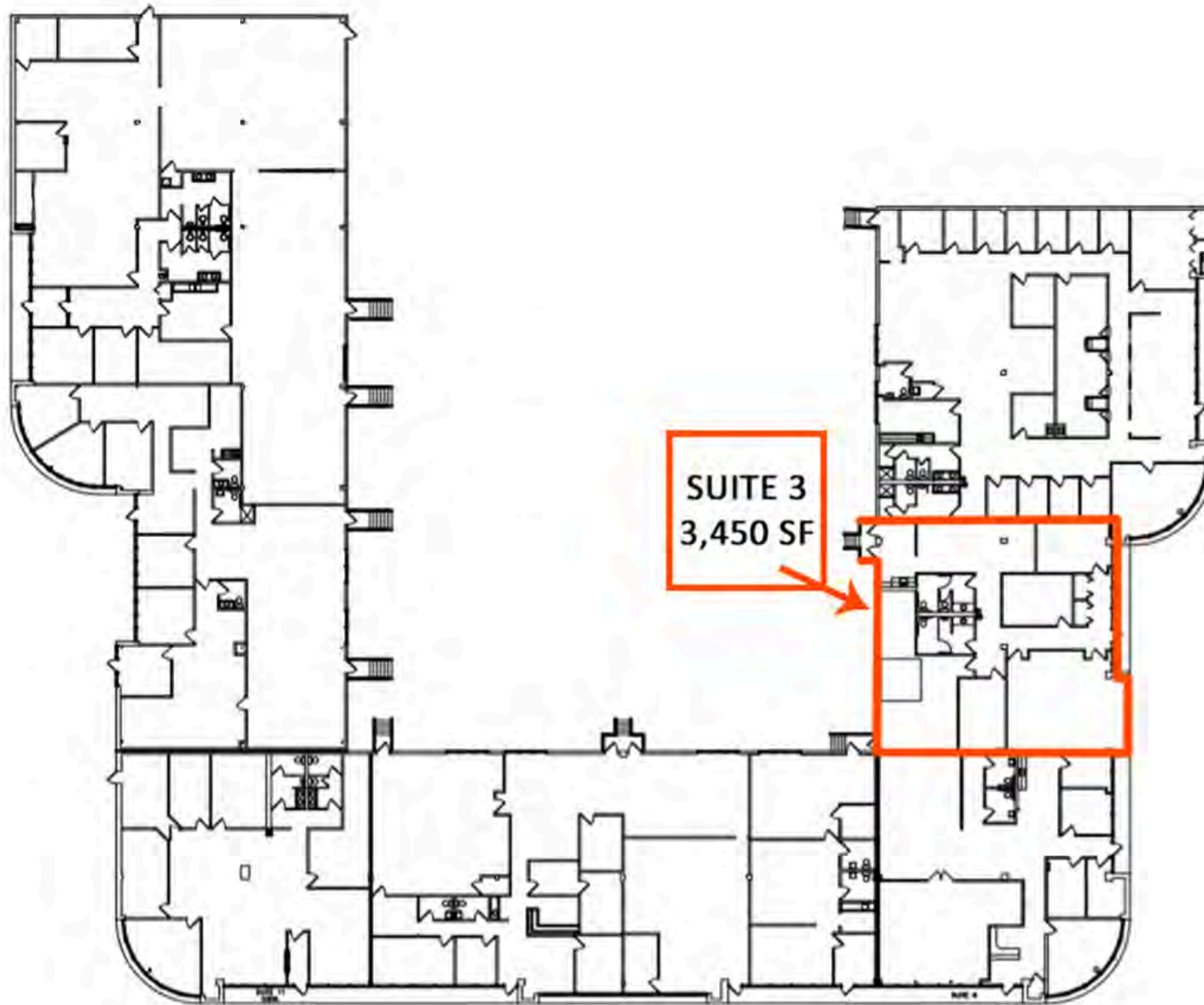


LOCATION OVERVIEW

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.

OFFICE/RETAIL PROPERTY SUMMARY

11 EXECUTIVE DR

LISTING # 1843

LOCATION DETAILS:

Parcel # 34,487
County: IL - St. Clair
Zoning: C-1 - Fairview Heights

PROPERTY OVERVIEW:

Building SF: 34,487
Vacant SF: 3,450
Usable Sqft: 3,450
Min Divisible SF: 3,450
Max Contig SF: 3,450
Office SF: 3,450
Signage: Yes
Lot Size: 3.33 Acres
Frontage: 432.6
Depth: 357.4
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Renovated: 1995
Building Class: C
Ceilings: 10' - 12'



LEASE INFORMATION:

Lease Rate: \$13.95 /SF
Lease Type: NNN
NNN Expenses: \$4.80

FINANCIAL INFORMATION:

Taxes: \$65,651.34
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 78,800 (I-64)

PROPERTY DESCRIPTION:

Professional office suite 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.
Lease pricing AS-IS with tenant improvements negotiable.