

FOR LEASE

1109 Hartman Ln
Shiloh, IL 62221



TWO OFFICE SUITES AVAILABLE

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

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



AREA MAP

1109 Hartman Ln, Shiloh, IL 62221



LOCATION OVERVIEW

Highly visible office complex located on the corner of Hartman Ln and Frank Scott Parkway with a combined ADT of 26,000. 1.5 miles from O'Fallon and Shiloh I-64 exits.

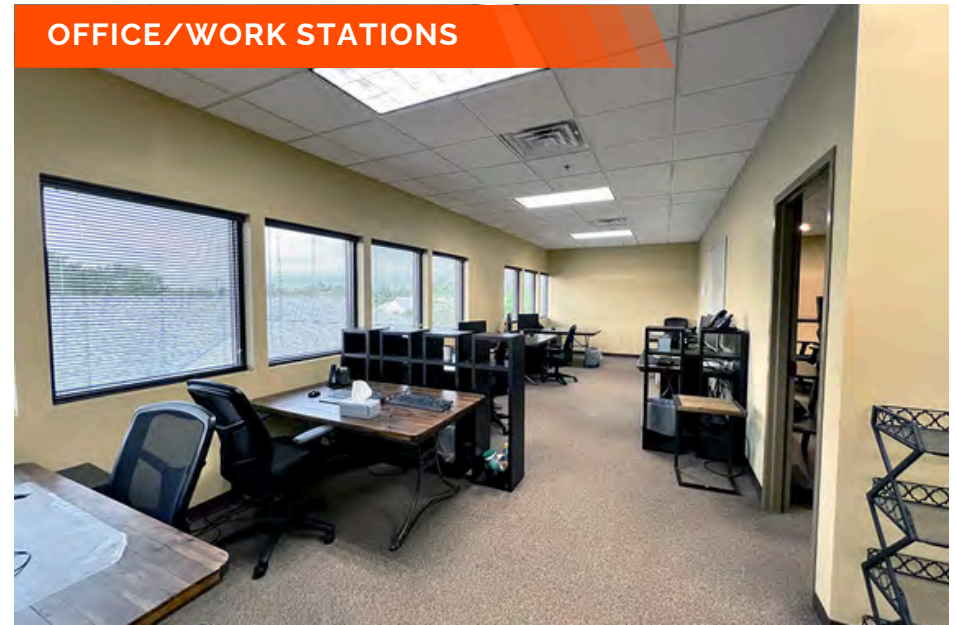
PROPERTY PHOTOS SUITE 201

1109 Hartman Ln, Shiloh, IL 62221

SUITE 201 - 1,131 SF

- Large conference / training room
- Open work stations along the windows and rear wall

OFFICE/WORK STATIONS



OFFICE/WORK STATIONS

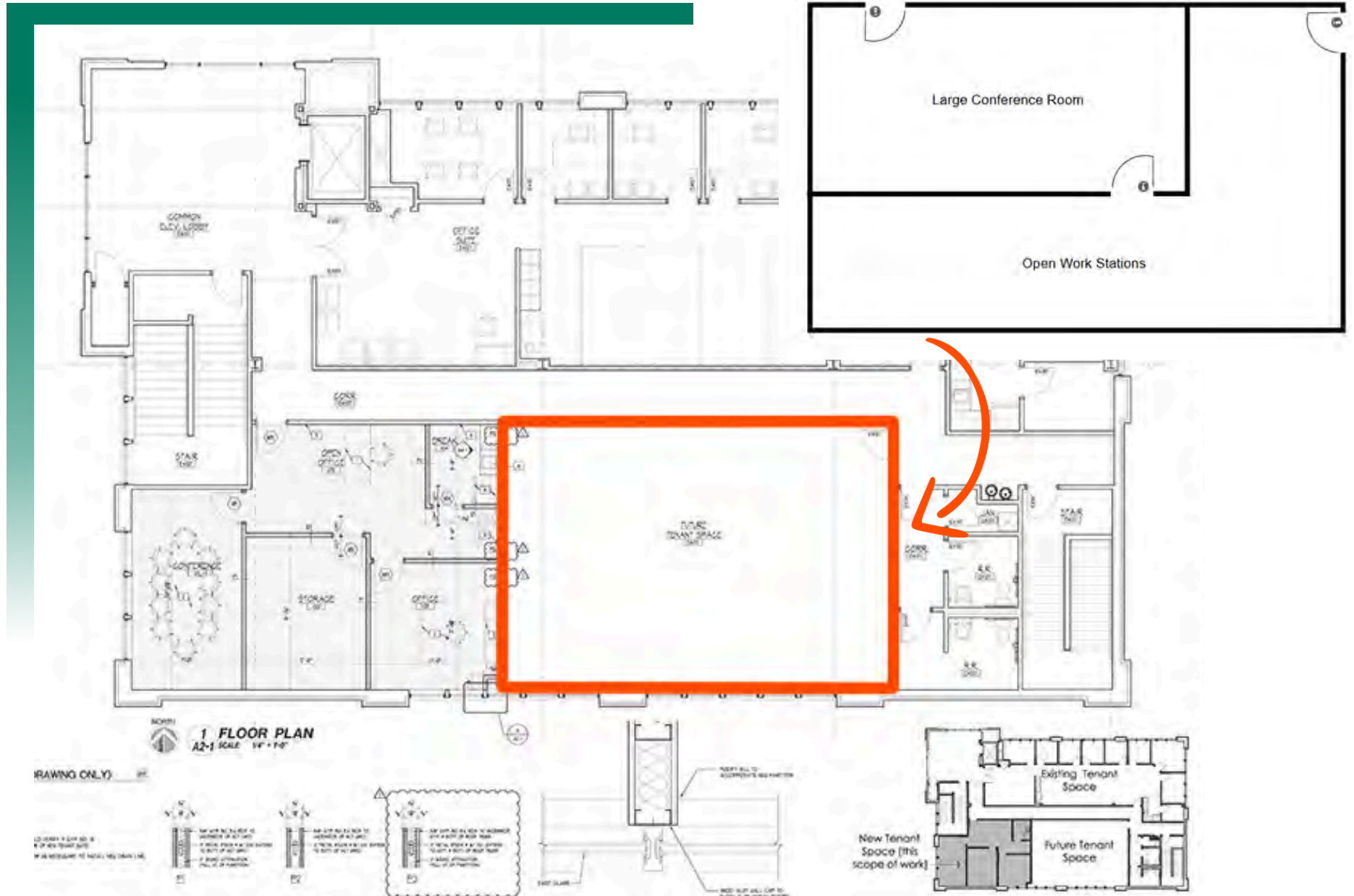


CONFERENCE ROOM



FLOOR PLAN SUITE 201

1109 Hartman Ln, Shiloh, IL 62221



*Not to scale

PROPERTY PHOTOS SUITE 202

1109 Hartman Ln, Shiloh, IL 62221

OFFICE



CONFERENCE ROOM



OFFICE/RECEPTION



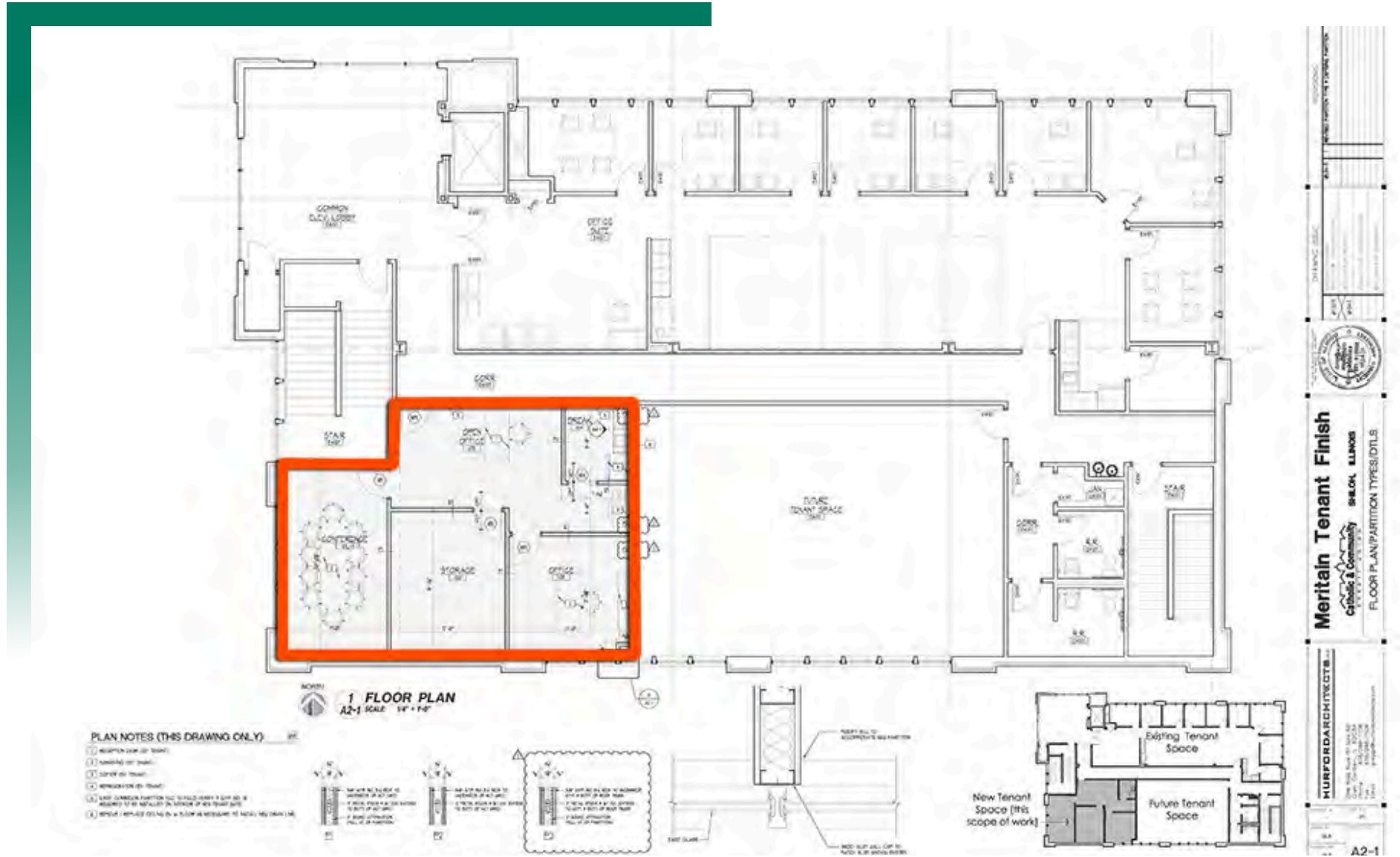
KITCHENETTE



Suite 202 - 1,058 SF - features 2 offices, conference room, kitchenette, and open office/reception area

FLOOR PLAN SUITE 202

1109 Hartman Ln, Shiloh, IL 62221



*Not to scale

COMMON AREA SPACE / SIGNAGE

1109 Hartman Ln, Shiloh, IL 62221

COMMON AREA SPACE



Shared entryway and elevator with the Credit Union and one other professional office tenant on the second floor. Key fob accessible. Shared ADA restrooms with neighboring tenants. Marquee signage at the busy intersection of Hartman Ln and Thouvenot Ln.

OFFICE/RETAIL PROPERTY SUMMARY

1109 HARTMAN LN

LISTING # 1123

LOCATION DETAILS:

Parcel #: 08-01.0-107-001
County: IL - St. Clair
Zoning: B-3 Highway Business

PROPERTY OVERVIEW:

Building SF: 18,000
Vacant SF: 2,189
Min Divisible SF: 1,058
Max Contig SF: 2,189
Office SF: 2,189
Signage: Marquee
Lot Size: 1.97 Acres
Frontage: 540
Depth: 164
Parking Spaces: 73
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2005
Yr Renovated: 2018
Building Class: A
Ceilings: 7'-10'



SALE/LEASE INFORMATION:

Lease Rate: \$23.00 / SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$61,820.32
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 16,200

PROPERTY DESCRIPTION:

2 well maintained office suites available on the second floor of Catholic & Community Credit Union's Shiloh branch. Shared entryway and elevator with the Credit Union and one other professional office tenant on the second floor. Suite 202 features 2 offices, conference room, kitchenette and open office/reception area. Suite 201 features a large conference / training room with open work stations along the windows and rear wall. Key fob accessible. Shared ADA restrooms with neighboring tenants. High end finishes.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MIKE DURBIN

Broker Associate
C: (618) 960-8675
miked@barbermurphy.com