

FOR LEASE

1109 Hartman Ln
Shiloh, IL 62221



TWO OFFICE SUITES AVAILABLE

BARBERMURPHY
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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 B

1109 Hartman Ln, Shiloh, IL 62221



SUITE 201 B (600 SF) - OPEN WORKSTATIONS ALONG THE REAR WALL (L-SHAPED)

PROPERTY PHOTOS - SUITE 200

1109 Hartman Ln, Shiloh, IL 62221

OFFICE



OFFICE



RECEPTION



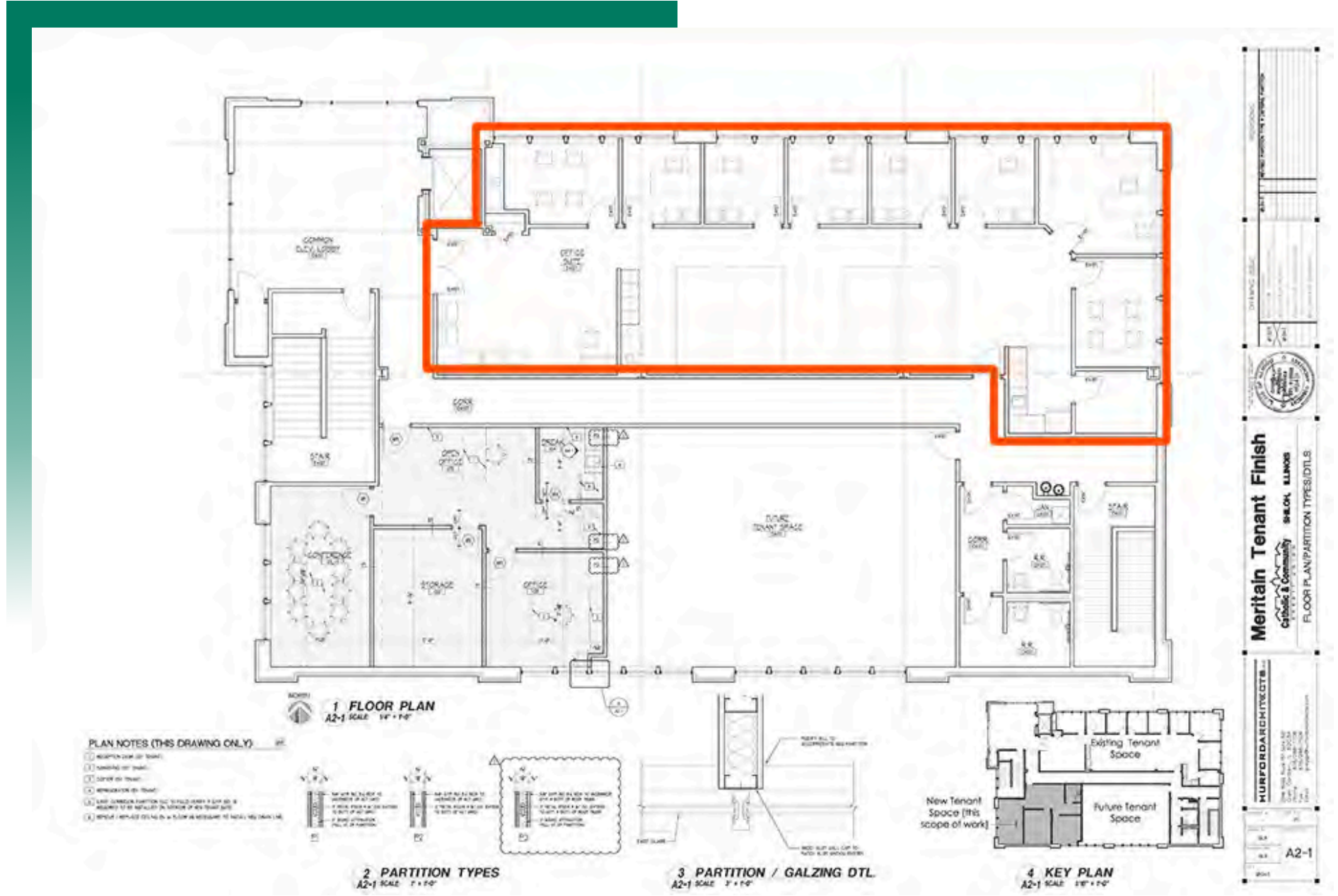
KITCHENETTE



SUITE 200 (2,402 SF) FEATURES EIGHT OFFICES, A CONFERENCE ROOM, KITCHENETTE, RECEPTION AREA AND AN OPEN OFFICE BULLPEN.

FLOOR PLAN - SUITE 200

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*Not to scale

COMMON AREA SPACE / SIGNAGE

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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: 3,062
Office SF: 3,062
Min Divisible SF: 660
Max Contig SF: 2,042
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:

Two 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 200 (2,402 SF) features eight offices, a conference room, kitchenette, reception area and an open office bullpen. Two of the offices could be used as small conference rooms. Suite 201B (660 SF) features open workstations along the windows and rear wall (L shaped). Key fob accessible. Shared ADA



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