

**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 200

1109 Hartman Ln, Shiloh, IL 62221

OFFICE



OFFICE



RECEPTION



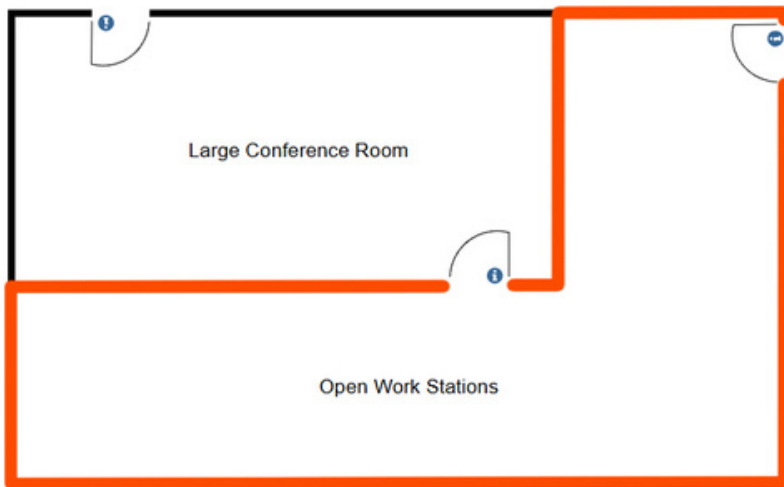
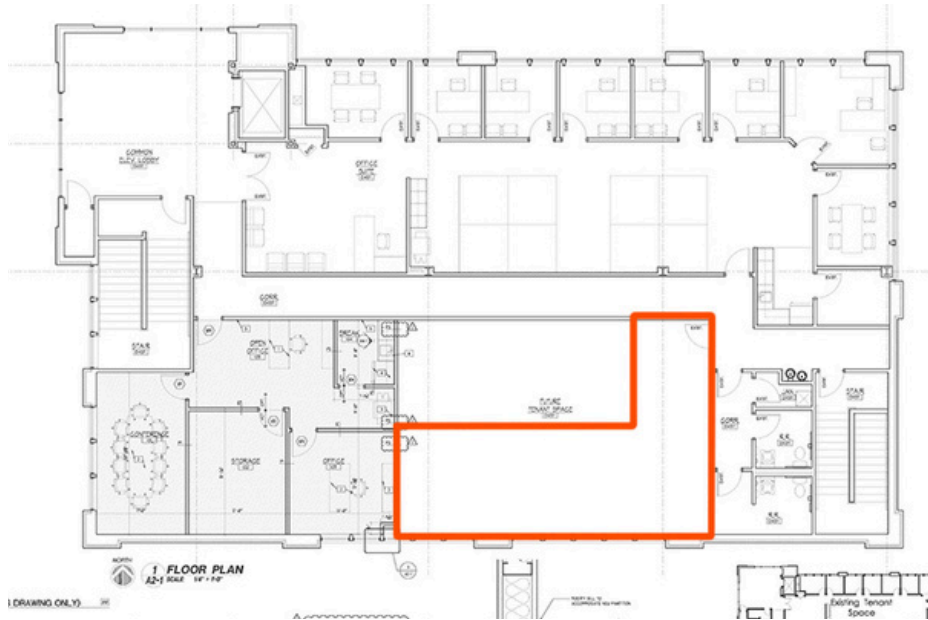
KITCHENETTE



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

# PROPERTY PHOTOS - SUITE 201 B

1109 Hartman Ln, Shiloh, IL 62221



SUITE 201 B (660 SF) - OPEN WORKSTATIONS ALONG THE REAR WALL (L-SHAPED)

## 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:** 3,062  
**Office SF:** 3,062  
**Min Divisible SF:** 660  
**Max Contig SF:** 2,402  
**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



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