

FOR LEASE

231 N Main Street
Edwardsville, IL 62025



2,100 SF MODERN OFFICE SUITE

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

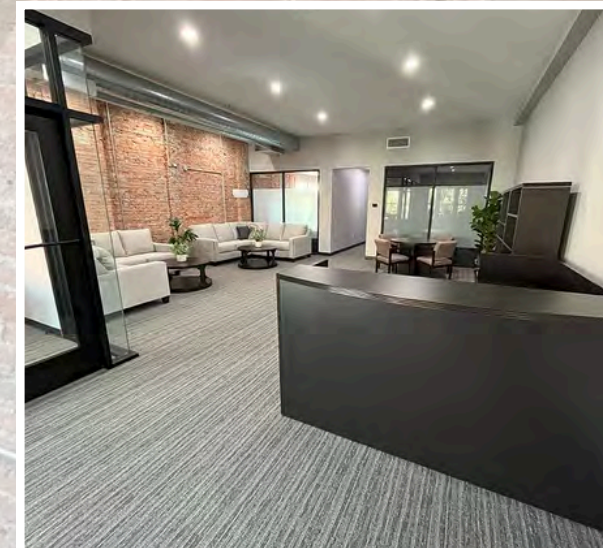
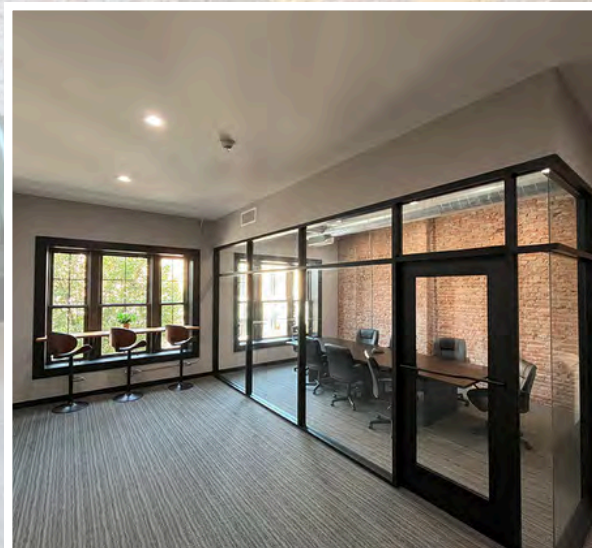
Collin Fischer - CCIM
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THE LODGE

Professional and Modern office space in the newly renovated Lodge office building in the heart of downtown Edwardsville.

Located on Main St, right next to the Madison County Courthouse and within walking distance of all the local amenities. Direct access to on street parking as well as the large public parking field directly behind the building.



PROPERTY HIGHLIGHTS



5 OFFICES



BREAK ROOM



REHAB YEAR
2018



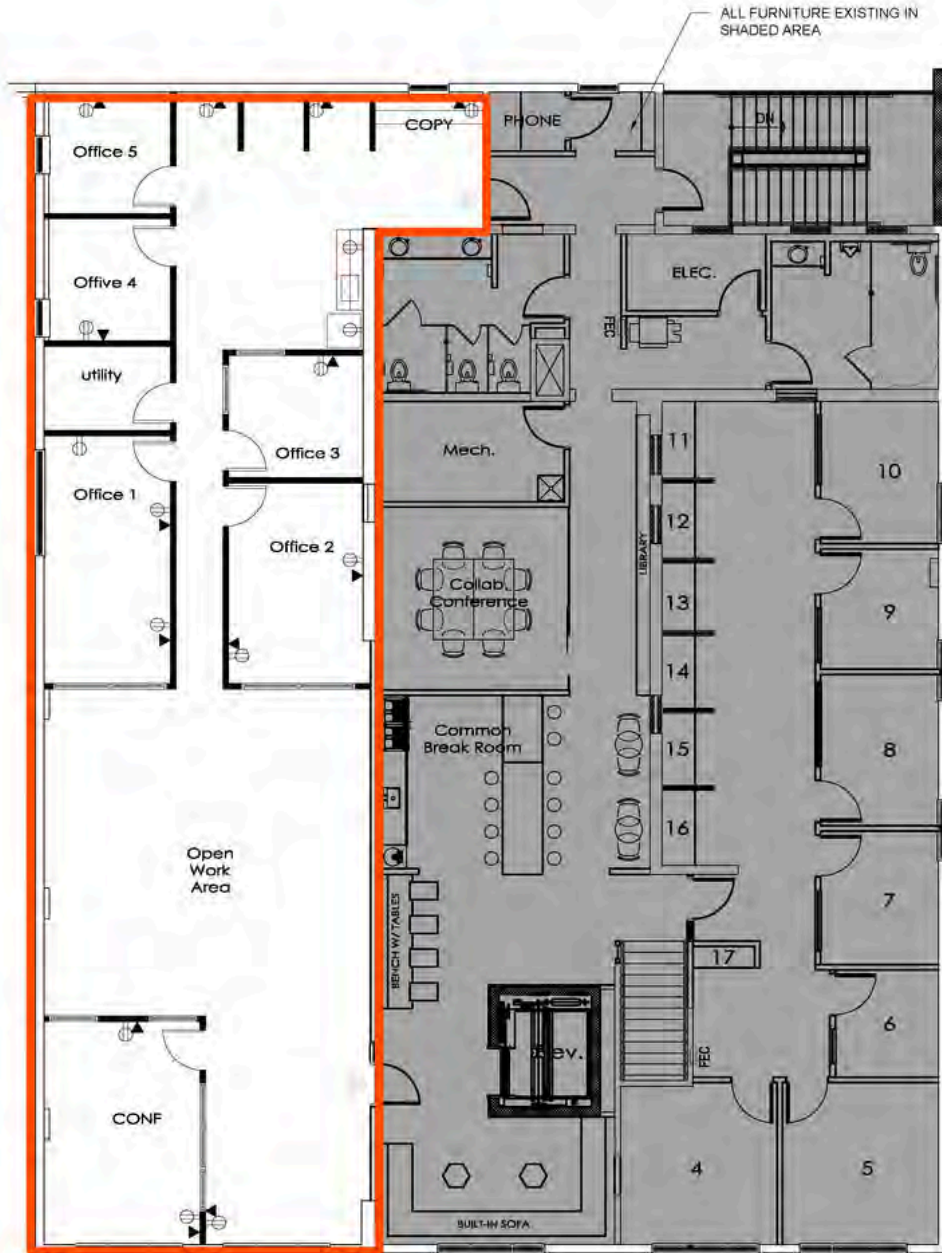
RECEPTION
AREA



CONFERENCE
ROOM

FLOOR PLAN / ADDITIONAL IMAGES

231 N Main St., Edwardsville, IL 62025



*Not to scale

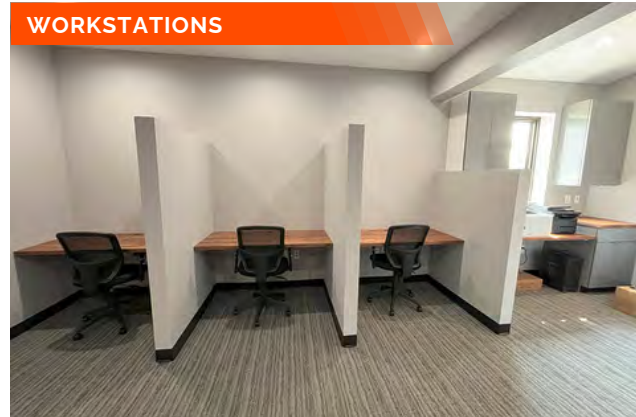
RECEPTION



PRIVATE OFFICES



WORKSTATIONS



AREA MAP

231 N Main St., Edwardsville, IL 62025



LOCATION OVERVIEW

Premiere location on North Main Street adjacent to multiple retailers/restaurants in the heart of Downtown Edwardsville. It's close proximity to St. Louis, MO (18 miles), offers convenient access to a major metropolitan area.

OFFICE/RETAIL PROPERTY SUMMARY

231 N. MAIN ST

LISTING # 2956

LOCATION DETAILS:

Parcel #: 14-2-15-11-10-103-012
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 11,098
Vacant SF: 2,100
Usable Sqft: 2,100
Min Divisible SF: 2,100
Max Contig SF: 2,100
Office SF: 2,100
Signage: Building
Lot Size: 0.16 Acres
Frontage: 70
Depth: 100
Parking Spaces: 50
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1910
Yr Renovated: 2018
Building Class: B
Ceilings: 10'-12'
Construction Type: Masonry



SALE/LEASE INFORMATION:

Lease Rate: \$27.50 / SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$34,264.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

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