

FOR SUB
LEASE

2246 S State Route 157
Glen Carbon, IL 62034

MERIDIAN CENTRE ONE

CLASS A OFFICE SPACE

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

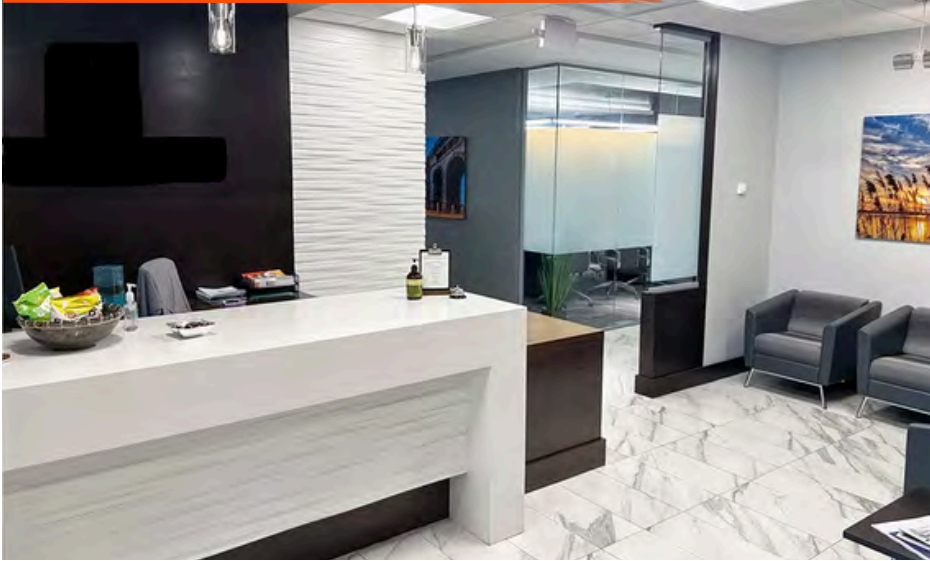
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PROPERTY PHOTOS

2246 S State Route 157, Glen Carbon, IL, 62034

RECEPTION



CONFERENCE ROOM



OFFICE

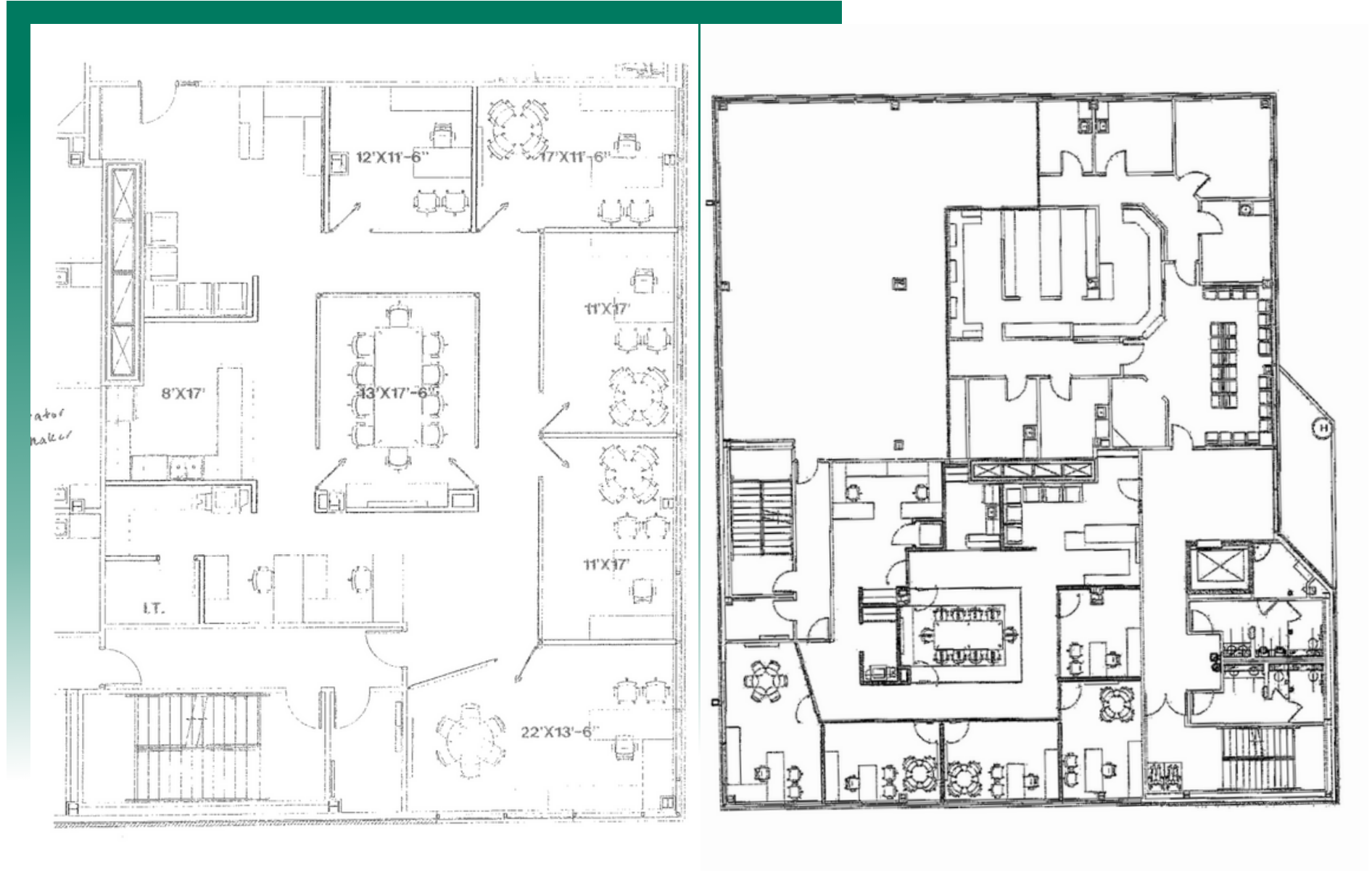


HALLWAY



FLOOR PLAN

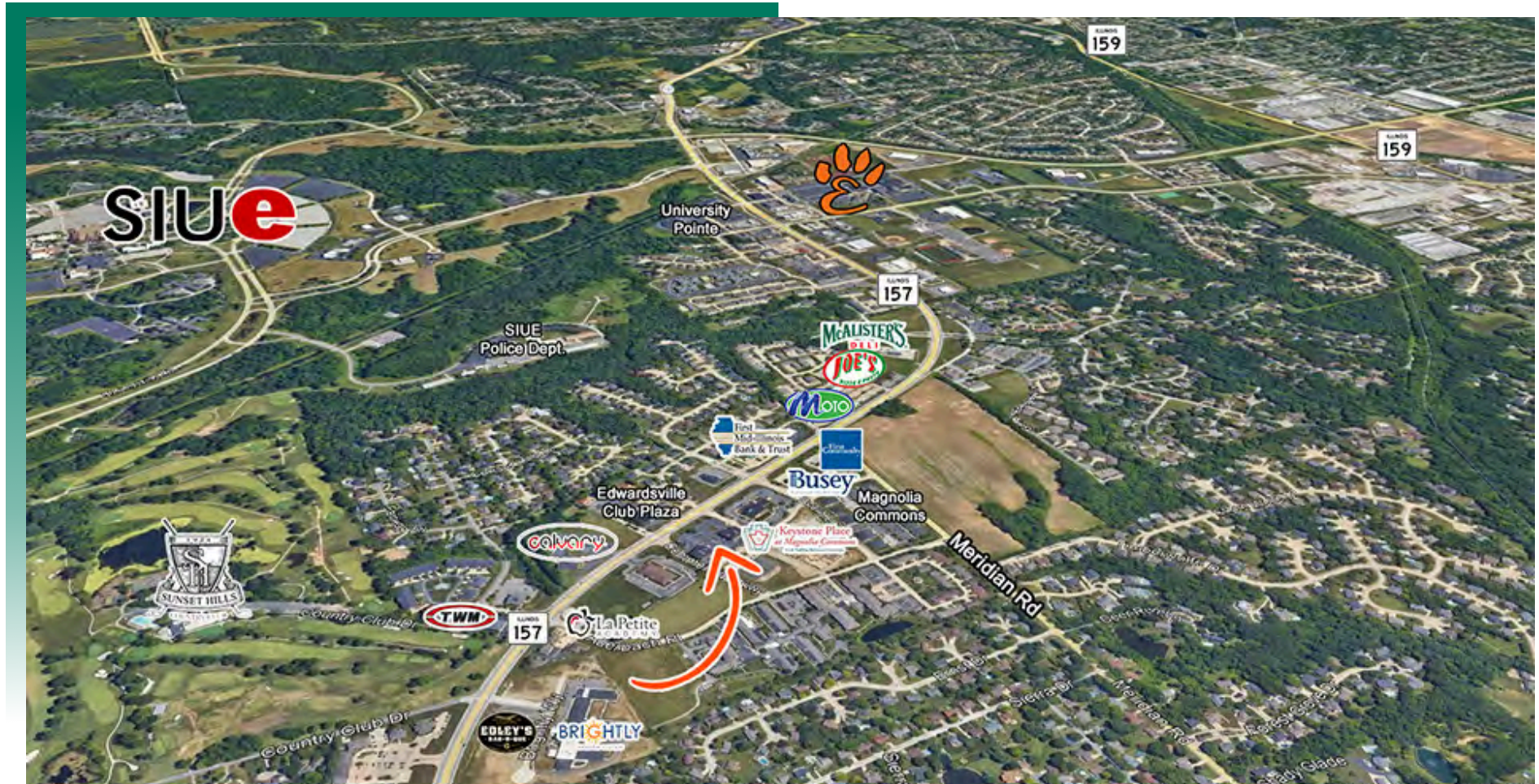
2246 S State Route 157, Suites 200 & 225, Glen Carbon, 62034



*Not to scale

AREA MAP

2246 S State Route 157, Glen Carbon, IL, 62034



LOCATION OVERVIEW

Located 25 miles from St. Louis and less than 10 minutes to the Madison County Courthouse in Edwardsville.

OFFICE/RETAIL PROPERTY SUMMARY

2246 S STATE ROUTE 157

LISTING # 1941

LOCATION DETAILS:

Parcel #: 14-2-15-21-04-406-003
County: IL - Madison
Zoning: CG - Glen Carbon

PROPERTY OVERVIEW:

Building SF: 25,320
Vacant SF: -
Usable Sqft: 5,430
Min Divisible SF: 2,302
Max Contig SF: 5,430
Office SF: 5,430
Retail SF: -
Signage: -
Lot Size: 1.34 Acres
Frontage: 185
Depth: 313
Parking Spaces: 100
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2003
Yr Renovated: -
Building Class: A
Ceilings: -
Construction Type: -

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: -
Price / SF: -
Lease Rate: \$24.00/SF
Lease Type: Full Service
NNN Expenses: -
CAM: -

FINANCIAL INFORMATION:

Taxes: \$79,623.00
Tax Year: -

DEMOGRAPHICS:

Traffic Count: 17200

PROPERTY DESCRIPTION:

Suite 225 (3,128 sf) and suite 200 (2,302 sf) available for sublease. Turnkey class A office space with high end finishes. Well located in Meridian Centre One in Glen Carbon with great access to I-270. This is a full service lease. Rent will include taxes, insurance, common area maintenance, and janitorial. Signage opportunities available.

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