

# FOR LEASE

2 Club Centre Ct., Ste 6,  
Edwardsville, IL 62025



**2,005 SF FORMER DENTAL SUITE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

2 Club Centre Ct., Suite 6, 62025



## LOCATION OVERVIEW

At the intersection of IL-157 and Meridian Rd, 5 minutes from I-270 and 10 minutes from Madison County Courthouse in downtown Edwardsville, IL



KITCHENETTE



IL RT 157



BRICK  
EXTERIOR



RECEPTION  
AREA

# PROPERTY PHOTOS

2 Club Centre Ct., Ste. 6, Edwardsville, IL 62025



# OFFICE/RETAIL PROPERTY SUMMARY

## 2 CLUB CENTRE COURT

**LISTING #** 1800

### LOCATION DETAILS:

**Parcel #:** 14-2-15-22-00-000-014  
**County:** IL - Madison  
**Zoning:** B-2 - City of Edwardsville

### PROPERTY OVERVIEW:

**Building SF:** 6,202  
**Vacant SF:** 2,005  
**Usable Sqft:** 2,005  
**Min Divisible SF:** 2,005  
**Max Contig SF:** 2,005  
**Office SF:** 2,005  
**Signage:** Building  
**Lot Size:** 0.68 Acres  
**Frontage:** 187  
**Depth:** 172  
**Parking Spaces:** 58  
**Parking Surface Type:** Concrete

### STRUCTURAL DATA:

**Year Built:** 1999  
**Yr Renovated:** -  
**Building Class:** B  
**Ceilings:** 10'  
**Construction Type:** Brick



### SALE/LEASE INFORMATION:

**Lease Rate:** \$20.00/SF  
**Lease Type:** NNN  
**NNN Expenses:** \$7.00

### FINANCIAL INFORMATION:

**Taxes:** \$31,975.00  
**Tax Year:** 2023

### DEMOGRAPHICS:

**Traffic Count:** 19800

### PROPERTY DESCRIPTION:

Former Dental Suite Available on IL Rt. 157 with Visibility and Direct Access from this Edwardsville / Glen Carbon thoroughfare. Space includes 6 rooms, waiting/reception, nurse station and kitchen/break area.