

# FOR SALE -OR- LEASE

2810 Frank Scott Pkwy,  
Suite 812,  
Belleville, IL 62226



**5,752 SF PROFESSIONAL OFFICE SPACE AVAILABLE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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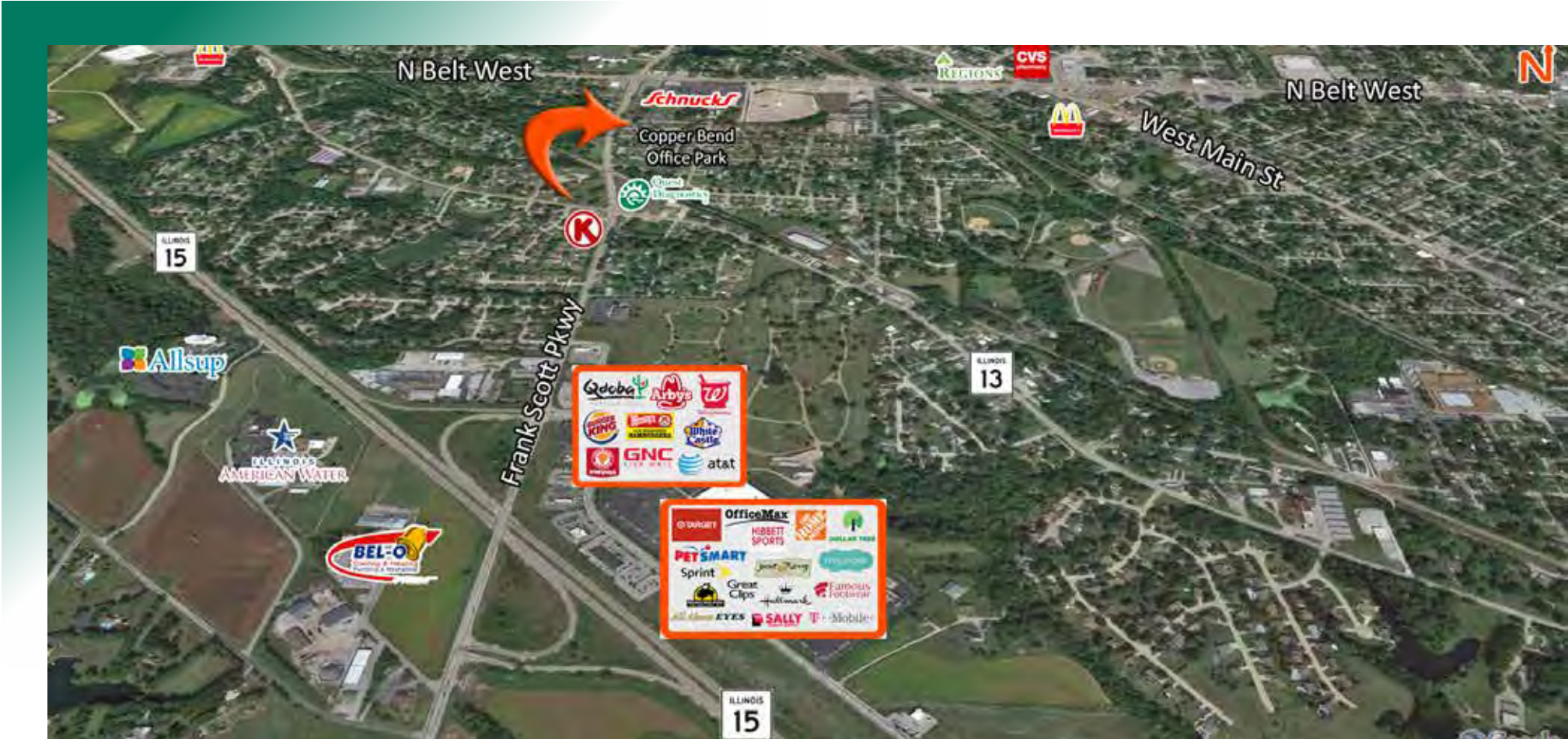
miked@barbermurphy.com





# AREA MAP

2810 Frank Scott Pkwy, Suite 812, Belleville, IL 62226



## LOCATION OVERVIEW

Office is located in the high traffic Copper Bend Centre office park just off Frank Scott Parkway. Located less than 1 mile from IL Route 15 and surrounded by many area amenities.



32 PARKING SPACES



RESTROOMS



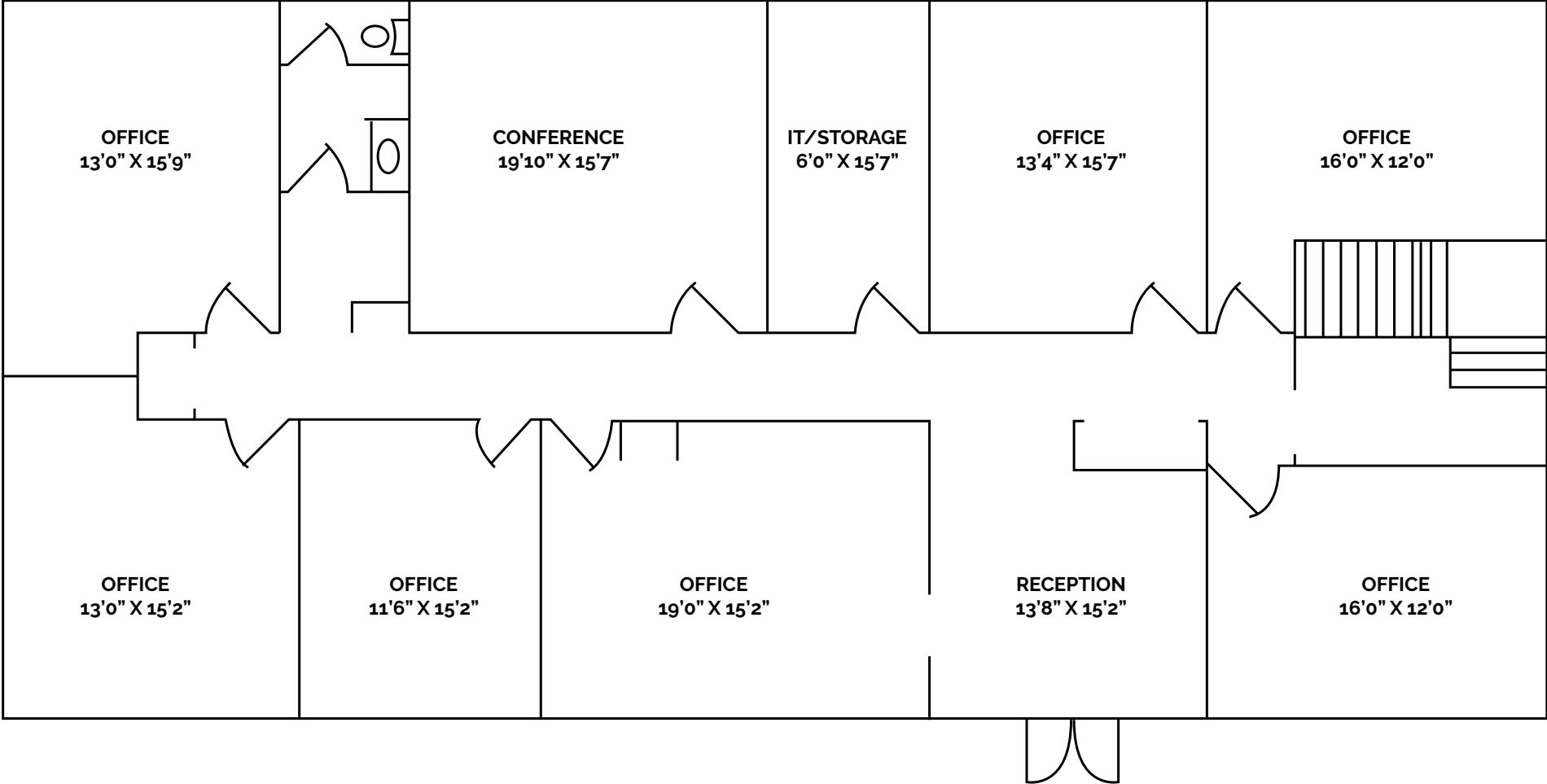
BRICK EXTERIOR



RECEPTION AREA

# MAIN LEVEL - FLOOR PLAN

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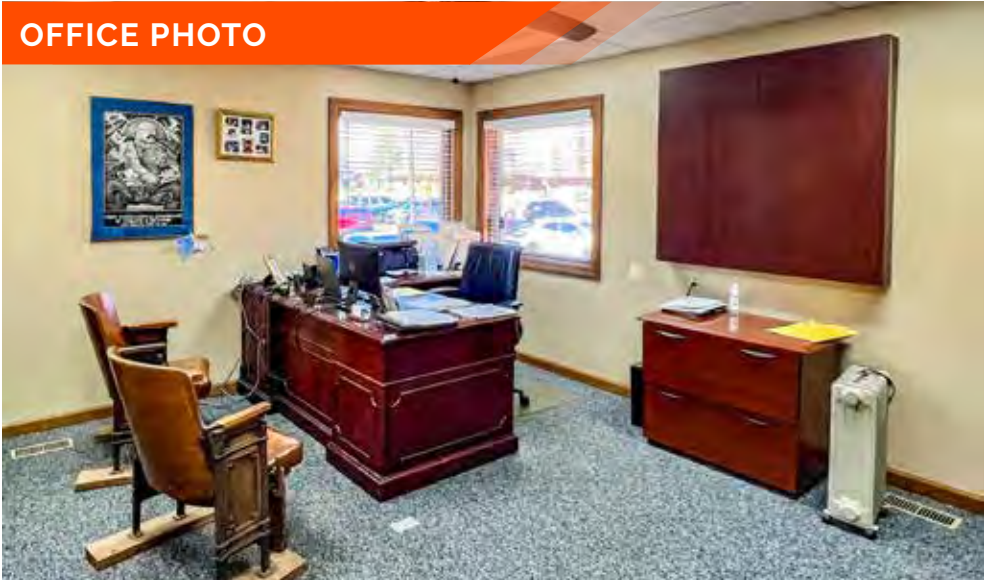


Main Floor  
\*Not to Scale



# MAIN LEVEL - PROPERTY PHOTOS

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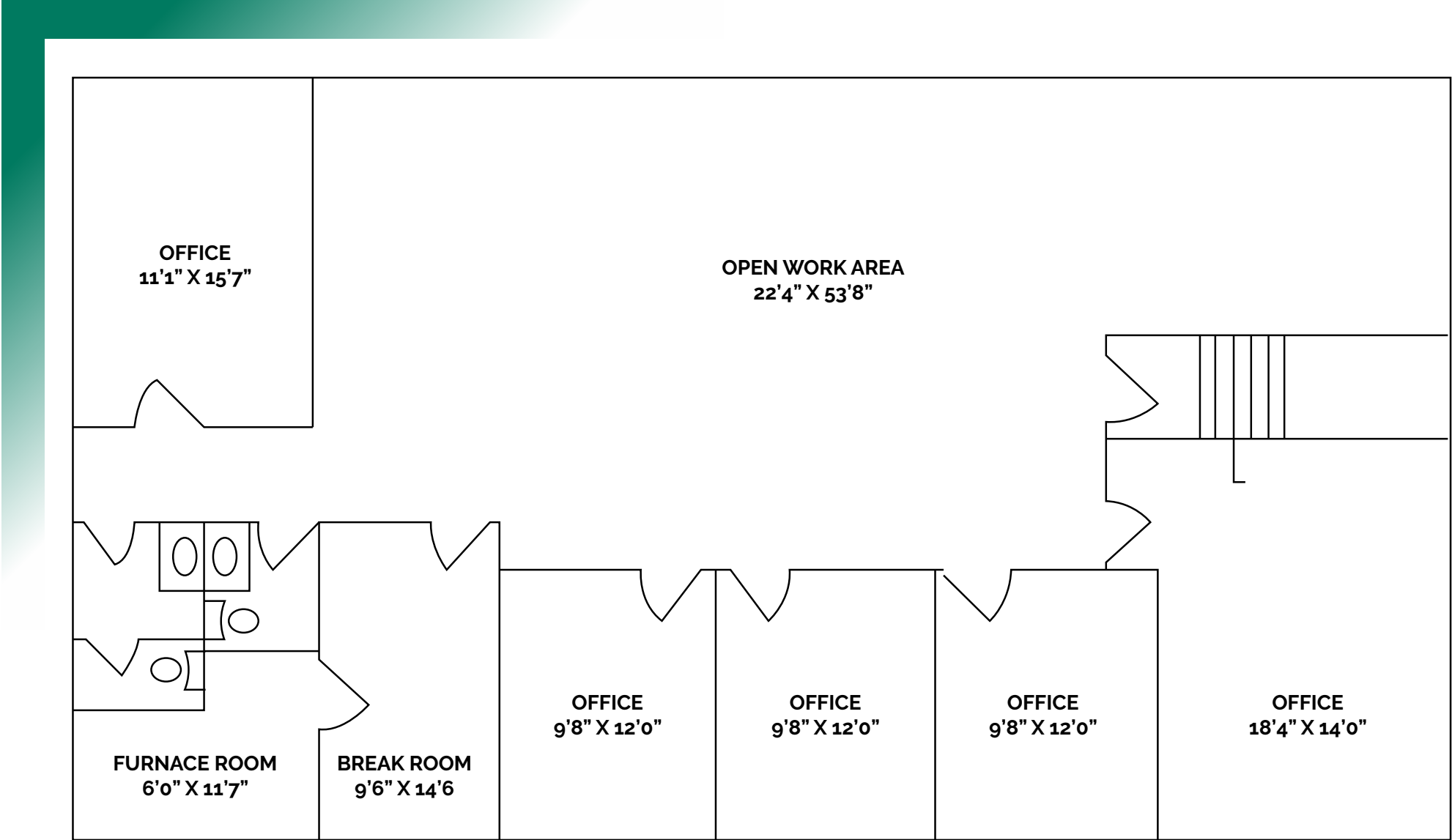
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### CONFERENCE ROOM



# LOWER LEVEL - FLOOR PLAN

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Lower Level  
\*Not to Scale



# LOWER LEVEL - PROPERTY PHOTOS

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CONFERENCE ROOM PHOTO



KITCHENETTE & BREAKROOM



# OFFICE/RETAIL PROPERTY SUMMARY

2810 FRANK SCOTT PKWY WEST, #812

**LISTING #** 2998

## LOCATION DETAILS:

**Parcel #:** 08-18.0-101-032  
**County:** IL - St. Clair  
**Zoning:** B-1

## PROPERTY OVERVIEW:

**Building SF:** 5,772  
**Vacant SF:** 5,772  
**Usable Sqft:** -  
**Min Divisible SF:** 5,772  
**Max Contig SF:** 5,772  
**Office SF:** 5,772  
**Retail SF:** -  
**Signage:** Building  
**Lot Size:** 0.08 Acres  
**Frontage:** 72  
**Depth:** 38  
**Parking Spaces:** 32  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1984  
**Yr Renovated:** 2019  
**Building Class:** B  
**Ceilings:** 7' - 8.5'  
**Construction Type:** Brick



## SALE/LEASE INFORMATION:

**Sale Price:** \$199,000  
**Price / SF:** \$34.48  
**Lease Rate:** \$10.00/SF  
**Lease Type:** Gross

## FINANCIAL INFORMATION:

**Taxes:** \$7,902.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 12,600

## PROPERTY DESCRIPTION:

Well-maintained 5,772 sf office building available in high traffic office park. The main level (2,886 sf) includes 7 good sized offices, conference room, waiting room, open administration area, small kitchenette, restroom and IT rack room. Lower level (2,886 sf) space has a private side entrance with 4 offices, conference room, kitchenette/break room and 8 custom work cubicles. Look out windows throughout with glass windows in each office. 2 restrooms on lower level. Recent updates include: new carpeting and LVT flooring on main level and painting on both levels. Furniture can be included in a sale or lease.

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