

# 3,290 SF OFFICE SPACE AVAILABLE FOR LEASE

## 4 Sunset Hills Professional Centre, Edwardsville, IL 62025



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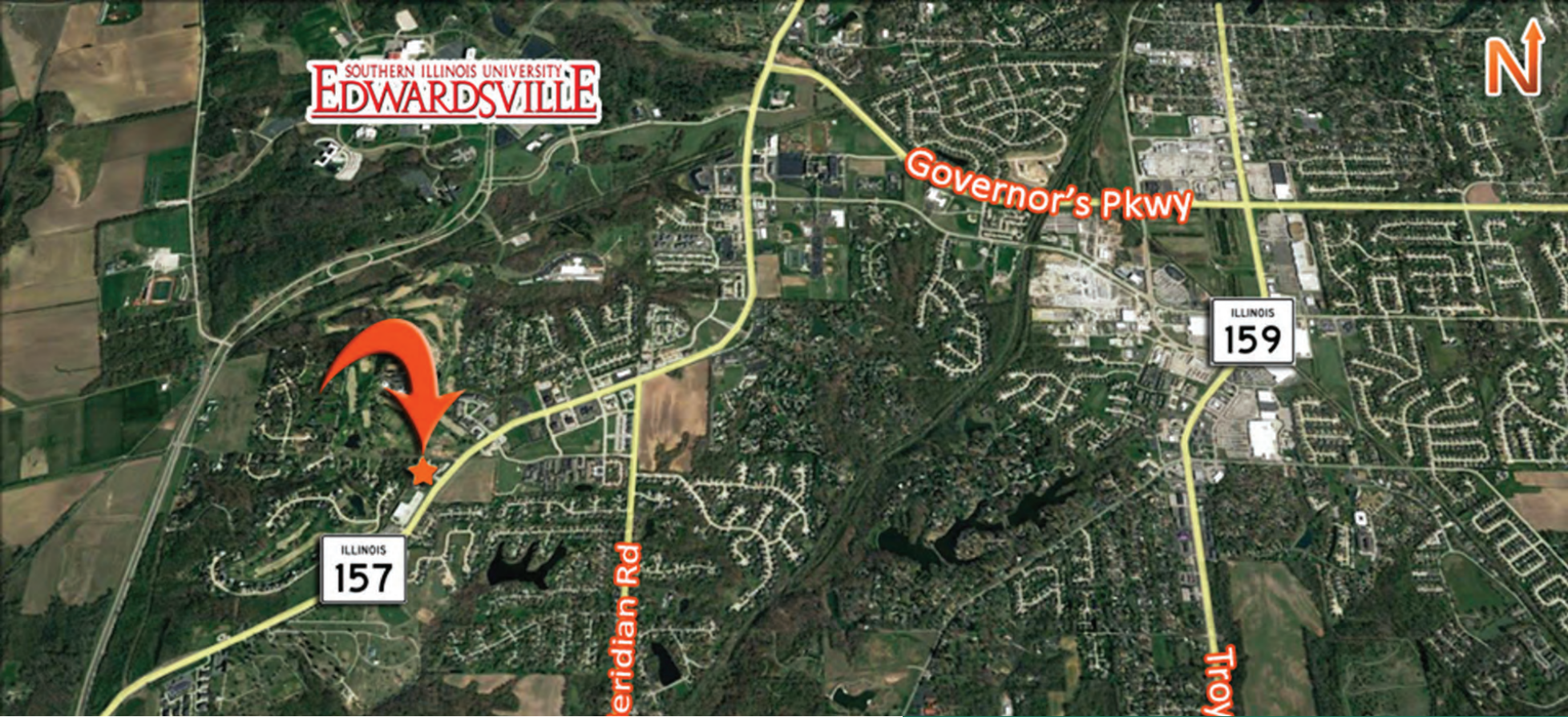
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# AREA MAP

4 Sunset Hills Professional Centre, Edwardsville, IL 62025



## LOCATION OVERVIEW

Located right off of IL-157 which has a traffic count of over 15,000 CPD, this building is nestled in the highly sought after Sunset Hills medical and office corridor.



15,600 ADT



BRICK EXTERIOR



FRONTAGE: 100'  
DEPTH: 80'



MONUMENT SIGNAGE



# PROPERTY PHOTOS

4 Sunset Hills Professional Centre, Edwardsville, IL 62025





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# OFFICE/RETAIL PROPERTY SUMMARY

## 4 SUNSET HILLS PROFESSIONAL CENTER

**LISTING #** 3023

### LOCATION DETAILS:

**Parcel #:** 14-2-15-28-01-104-004  
**County:** IL - Madison  
**Zoning:** B-2 General Business

### PROPERTY OVERVIEW:

**Building SF:** 3,290  
**Vacant SF:** 3,290  
**Usable Sqft:** 3,290  
**Min Divisible SF:** 3,290  
**Max Contig SF:** 3,290  
**Office SF:** 3,290  
**Retail SF:** -  
**Signage:** Monument  
**Lot Size:** 0.37 Acres  
**Frontage:** 100  
**Depth:** 80  
**Parking Spaces:** 20  
**Parking Surface Type:** Concrete

### STRUCTURAL DATA:

**Year Built:** 1994  
**Yr Renovated:** -  
**Building Class:** B  
**Ceilings:** -  
**Construction Type:** Brick



### SALE/LEASE INFORMATION:

**Lease Rate:** \$24.00  
**Lease Type:** Gross

### FINANCIAL INFORMATION:

**Taxes:** \$15,076.08  
**Tax Year:** 2023

### DEMOGRAPHICS:

**Traffic Count:** 15,600

### PROPERTY DESCRIPTION:

3,290 SF standalone office building in the well-established Sunset Hills Professional Centre located off IL-157 in Edwardsville's office/medical corridor. The main level consists of 7 private offices, 2 restrooms, IT room, conference room, and an open bullpen in the middle with a small reception area inside the entrance. Lower level is mostly unfinished except for a finished break room and two restrooms.