

3,290 SF OFFICE SPACE AVAILABLE FOR LEASE

4 Sunset Hills Professional Centre, Edwardsville, IL 62025



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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.

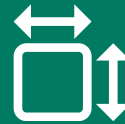
AREA MAP

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.



FRONTAGE: 100'
DEPTH: 80'



15,600
ADT



BRICK
EXTERIOR



MONUMENT
SIGNAGE

PROPERTY PHOTOS

4 Sunset Hills Professional Centre, Edwardsville, IL 62025

ENTRANCE



KITCHENETTE



MONUMENT SIGNAGE



PROPERTY PHOTOS

4 Sunset Hills Professional Centre, Edwardsville, IL 62025

BULLPEN



OFFICE



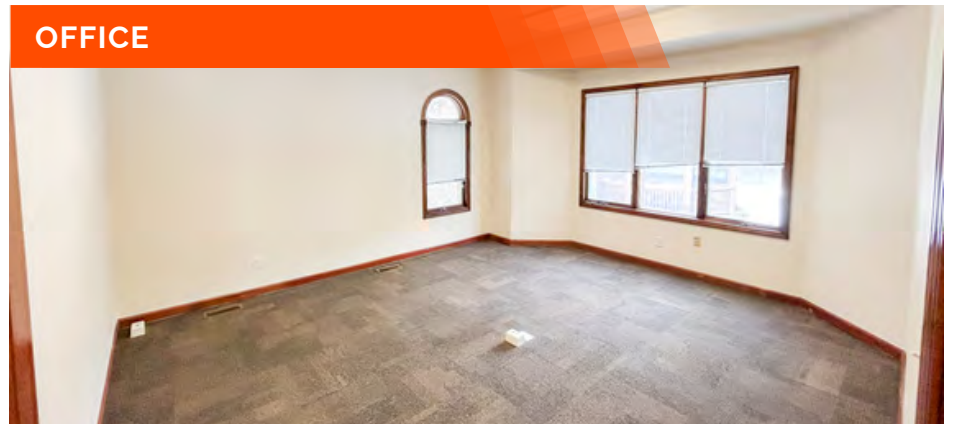
OFFICE



OFFICE



OFFICE



OFFICE/RETAIL PROPERTY SUMMARY

4 SUNSET HILLS PROFESSIONAL CENTER

LISTING # 3023

LOCATION DETAILS:

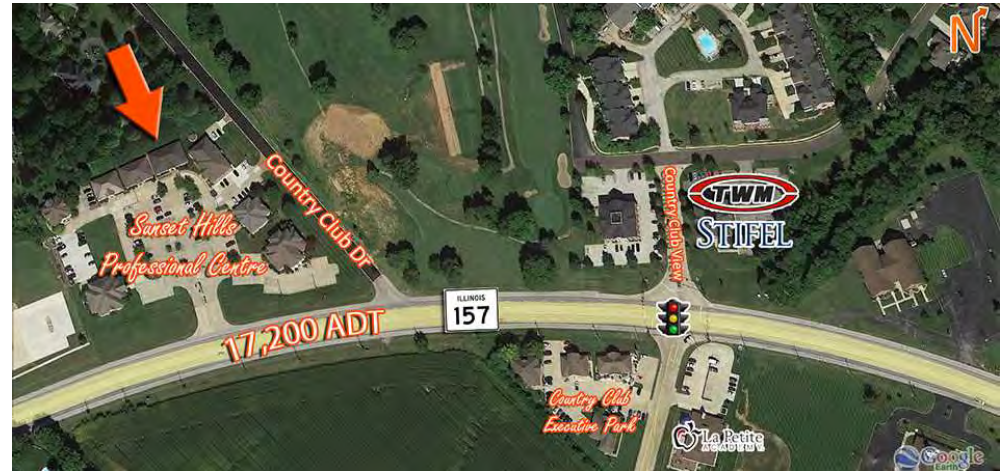
Parcel #: 14-2-15-28-01-104-004
County: IL - Madison
Zoning: B-2 General Business

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
Signage: Monument
Lot Size: 0.37 Acres
Frontage: 100
Depth: 80
Parking Spaces: 20
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1994
Building Class: B
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.