

FOR LEASE

5400 N Illinois St.
Suite 101,
Fairview Heights, IL
62208

Suite 101
1,380 SF



1,380 SF OFFICE SPACE AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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AREA MAP

5400 North Illinois Street, Suite 101, Fairview Heights, IL 62208




LOCATION OVERVIEW


Located on North Illinois Street (IL Route 159), just minutes from I-64 (Exit 12). 24,200 ADT on IL Route 159.




FRONTAGE : 200'
DEPTH: 115'



52 PARKING SPACES



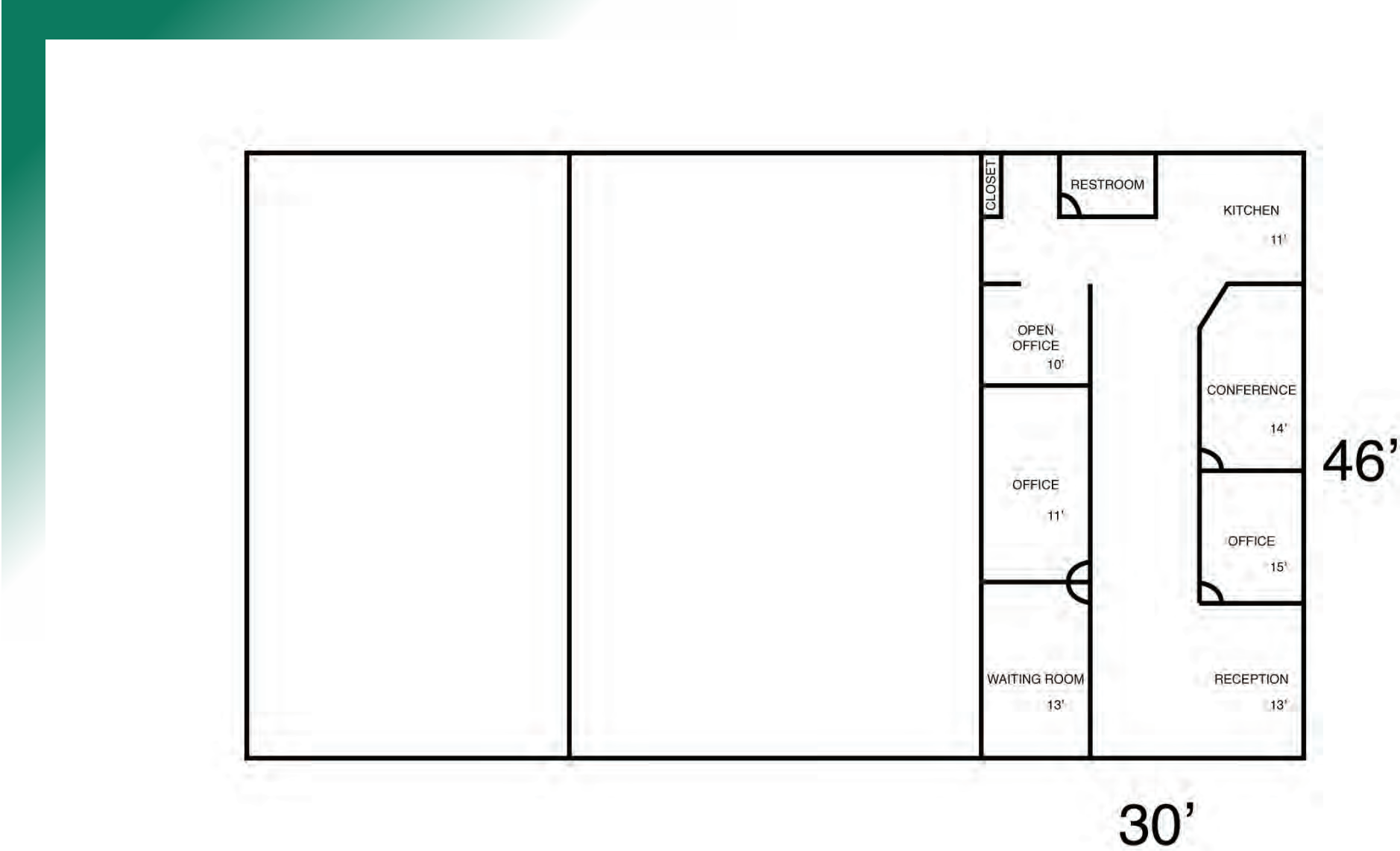
MARQUEE SIGNAGE



24,200 ADT

FLOOR PLAN

5400 North Illinois Street, Suite 101, Fairview Heights, IL 62208



*Not to Scale

PROPERTY PHOTOS

5400 North Illinois Street, Suite 101, Fairview Heights, IL 62208



PROPERTY PHOTOS

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INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



OFFICE PROPERTY SUMMARY

5400 N. ILLINOIS ST, SUITE 101, FAIRVIEW HEIGHTS, IL 62208

LISTING # 3032

LOCATION DETAILS:

Parcel #: 03-34.0-102-004
County: IL - St. Clair
Zoning: Planned Business

PROPERTY OVERVIEW:

Building SF: 4,140
Vacant SF: 1,380
Usable Sqft: 1,380
Min Divisible SF: 1,380
Max Contig SF: 1,380
Office SF: 1,380
Retail SF: -
Signage: Marquee
Lot Size: 0.59 Acres
Frontage: 200'
Depth: 115'
Parking Spaces: 52
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2005
Yr Renovated: -
Building Class: B
Ceilings: 8' - 9'
Construction Type: -



SALE/LEASE INFORMATION:

Lease Rate: \$16.50
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$12,578.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 24,200

PROPERTY DESCRIPTION:

1,380 SF Executive Office For Lease
Office offers an open reception area with separate waiting room, 3 offices, Conference room, kitchen area, and 1 ADA restroom.
Building has 50 parking spaces and was last used as an executive office space. Marquee and Building Signage included.

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