

FOR LEASE

5400 N Illinois St
Suite 104
Fairview Heights, IL
62208

Suite 104
1,716 SF



1,716 SF OFFICE SPACE AVAILABLE

BARBERMURPHY
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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

5400 North Illinois St. Suite 104 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



SIGNAGE



TRAFFIC COUNT

FLOOR PLAN

5400 North Illinois St. Suite 104 Fairview Heights, IL 62208



*Not to scale

PROPERTY PHOTOS

5400 North Illinois St. Suite 104 Fairview Heights, IL 62208

EXAM ROOM



EXAM ROOM



EXAM ROOM



PROPERTY DETAILS

- Waiting area
- 5 exam rooms
- (3) Offices
- X-Ray room
- Admin area
- 2 ADA restrooms

PROPERTY PHOTOS

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SIGNAGE



WAITING ROOM



HALLWAY



OFFICE PROPERTY SUMMARY

5400 NORTH ILLINOIS STREET

LISTING # 3032

LOCATION DETAILS:

Parcel # 8,280
County: IL - St. Clair
Zoning: Planned Business

PROPERTY OVERVIEW:

Building SF: 8,280
Vacant SF: 1,716
Min Divisible SF: 1,716
Max Contig SF: 1,716
Office SF: 8,280
Signage: Marquee
Lot Size: 0.59 Acres
Frontage: 200
Depth: 115
Parking Spaces: 52
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2005
Building Class: B
Ceilings: 8' - 9'



LEASE INFORMATION:

Lease Rate: \$16.50
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$27,100.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 24,200

PROPERTY DESCRIPTION:

1716 SF Former Medical Office For Lease
Includes waiting room, 5 exam rooms, X-Ray booth, admin area, and two restroom.
Building has 50 parking spaces and Marquee and Building Signage are available.
Investment Properties/Owner User Opportunity.