

FOR LEASE

4273 IL Route 159
Edwardsville, IL 62025



MEDICAL OFFICE / 4,000-8,000 SF AVAILABLE

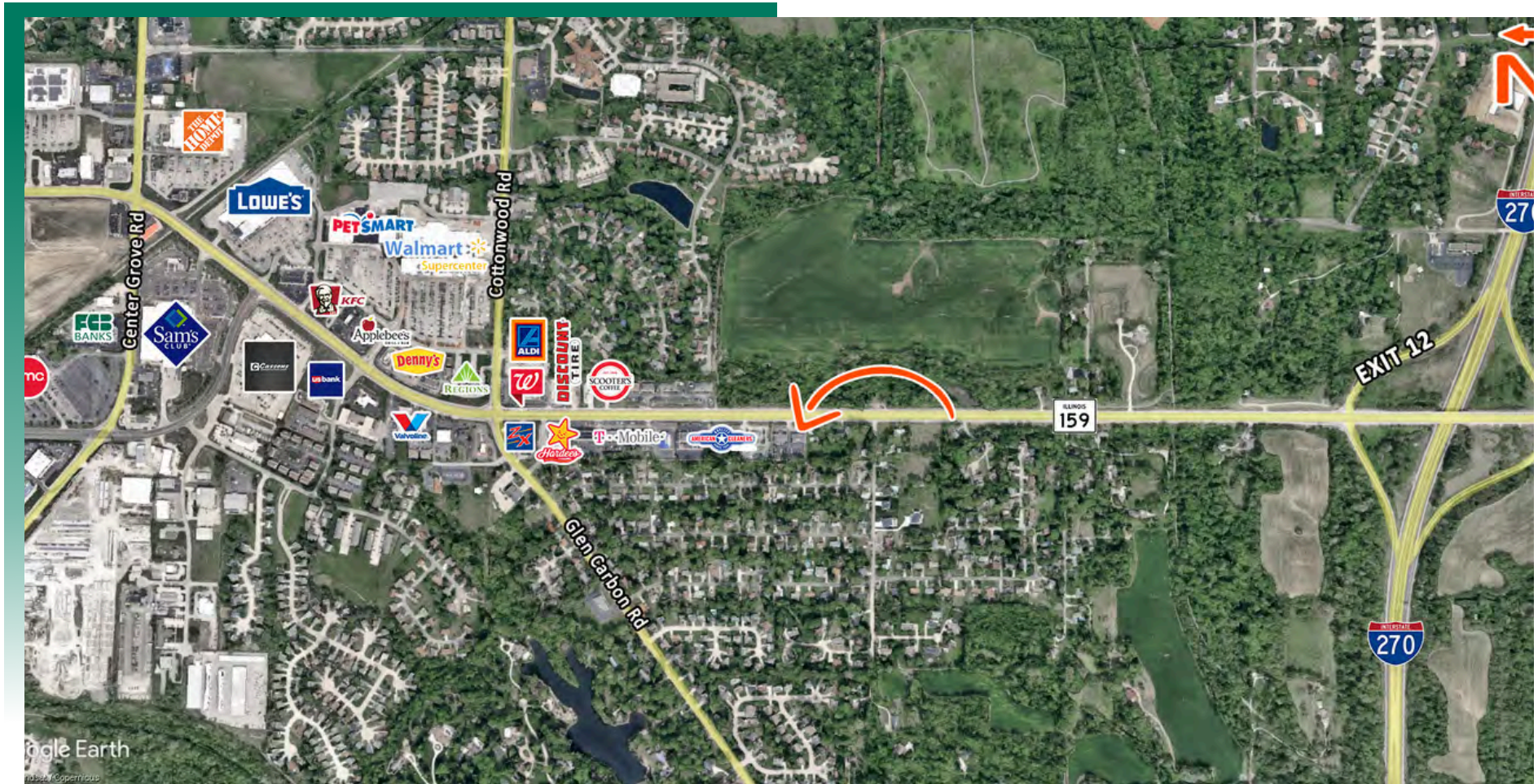
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

4273 IL Route 159, Edwardsville, IL



LOCATION OVERVIEW

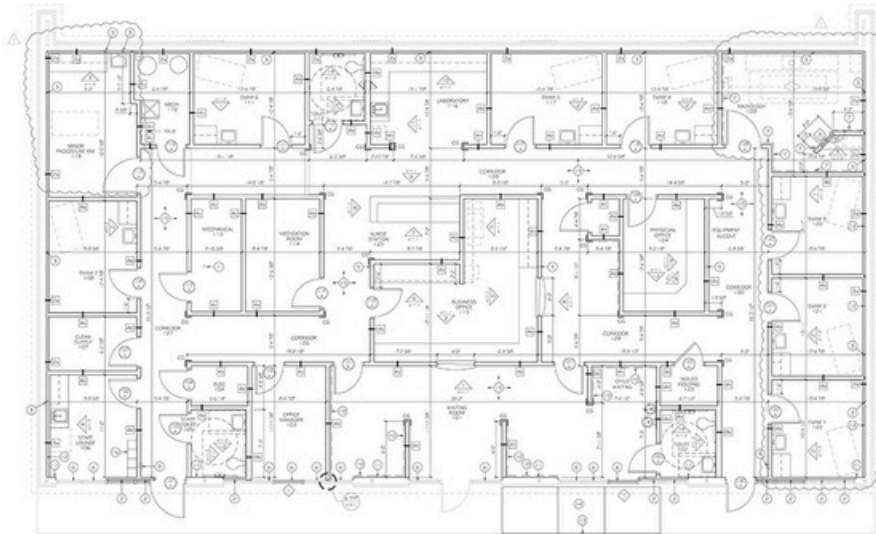
Excellent location on one of Edwardsville / Glen Carbon's major thoroughfares in their retail corridor. Less than 1 mile north of I-270 on the west side of IL-159

FLOOR PLAN

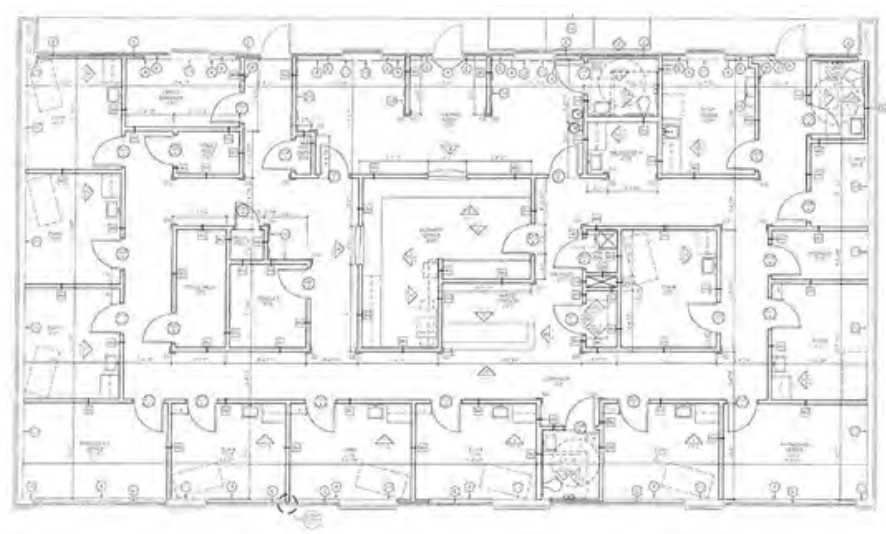
4273 IL Route 159, Edwardsville, IL



FLOOR 1



FLOOR 2



*Not to scale

MEDICAL OFFICE PROPERTY SUMMARY

4273 S STATE RTE 159, EDWARDSVILLE, IL 62025

LISTING # 3027

LOCATION DETAILS:

Parcel #: 14-1-15-26-01-105-028
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 8,000
Vacant SF: 8,000
Usable Sqft: 8,000
Min Divisible SF: 4,000
Max Contig SF: 8,000
Office SF: 8,000
Retail SF: -
Signage: Monument
Lot Size: 0.72 Acres
Frontage: 100
Depth: 250
Parking Spaces: 35
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2012
Yr Renovated: 2018
Building Class: B
Ceilings: -
Construction Type: Brick



SALE/LEASE INFORMATION:

Lease Rate: \$15.00 - \$17.00/SF
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$38,121.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 24000

PROPERTY DESCRIPTION:

Highly Visible medical office building in Edwardsville. Easy access from IL-159 with 24,000+ ADT. Less than 1 mile from I-270 (Exit 12). Main Floor is a former urgent care facility that includes 7 exam rooms, x-ray and small procedure room (see floor plan.) 2nd Floor is accessible from the rear parking lot at grade level and has 9 exam rooms and physicians offices with large reception area (see floor plan.)