

# FOR LEASE

101 United Drive  
Collinsville, IL 62234



**3,600 SF TURN-KEY MEDICAL OFFICE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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

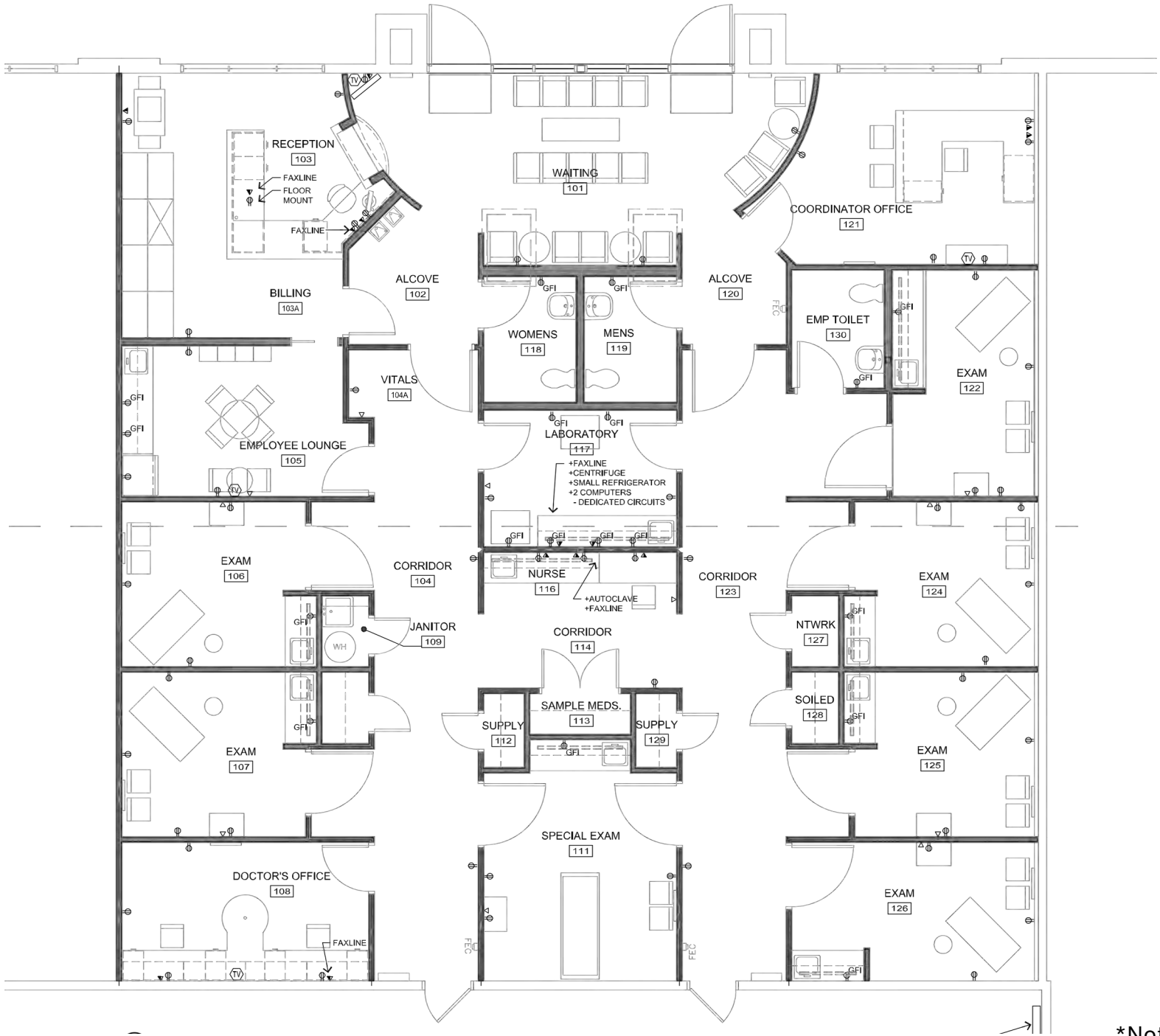
101 United Dr., Collinsville, IL



### LOCATION OVERVIEW

Tremendous location with quick access to I-55/70 and I-255. 25 minutes from downtown St. Louis.

FLOOR PLAN



\*Not to scale



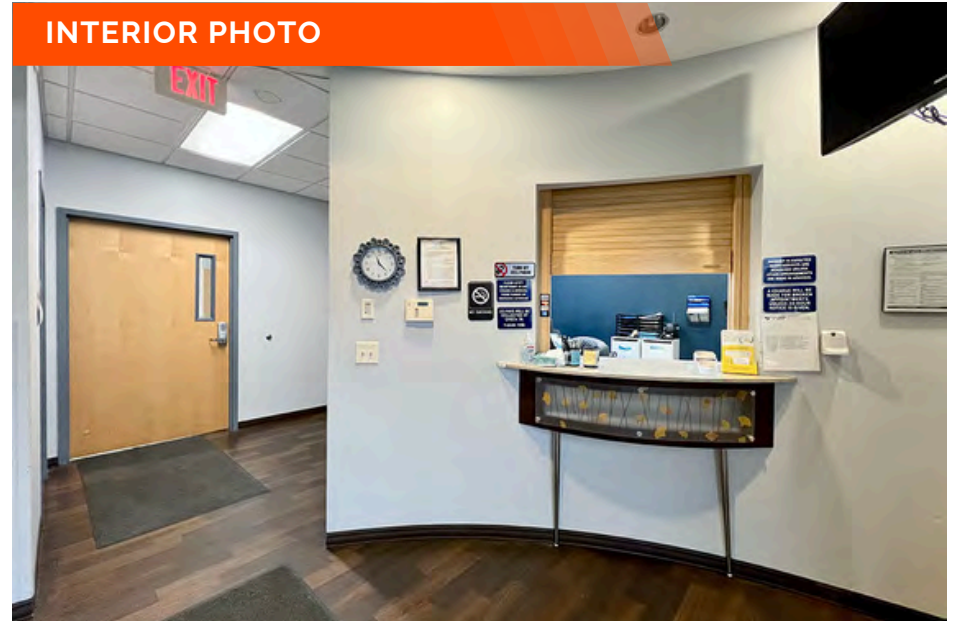
# PROPERTY PHOTOS

101 United Dr., Collinsville, IL

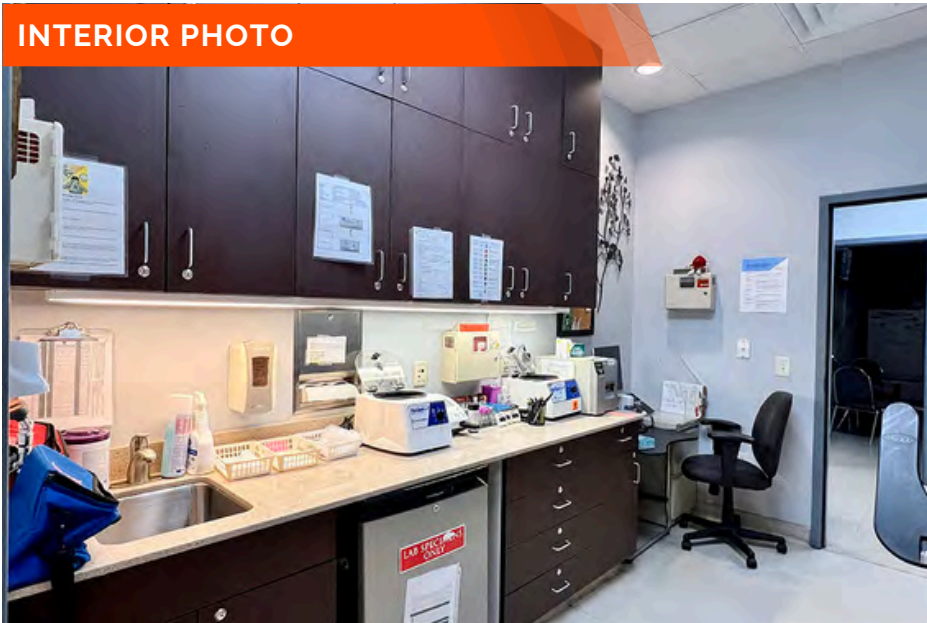
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO





# PROPERTY PHOTOS

SUITE HIGHLIGHT



EXAM ROOM



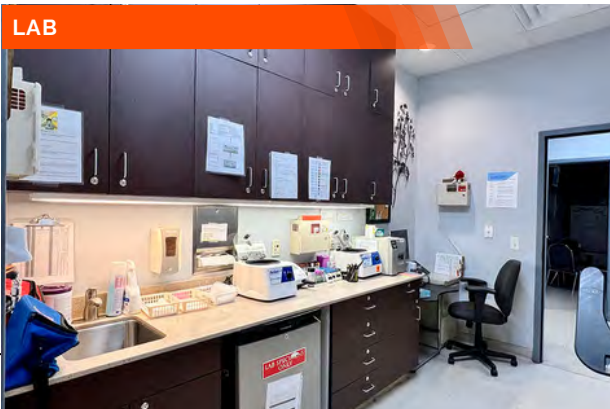
EXAM ROOM



EXAM ROOM



LAB



BREAK ROOM



HALLWAY



# OFFICE/RETAIL SUMMARY PAGE

101 UNITED DR

**LISTING #** 3077

## LOCATION DETAILS:

Parcel # 13,534  
County: IL - Madison  
Zoning: C-2 - BP-3

## PROPERTY OVERVIEW:

Building SF: 13,534  
Usable Sqft: 3,600  
Min Divisible SF: 3,600  
Max Contig SF: 3,600  
Office SF: 3,600  
Signage: Monument,Building  
Lot Size: 2.24 Acres  
Frontage: 237  
Depth: 308  
Parking Spaces: 63  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 2006  
Renovated: 2020  
Building Class: A  
Ceilings: 9'



## LEASE INFORMATION:

Lease Rate: \$13.00 / SF  
Lease Type: NNN  
NNN Expenses: \$6.75

## FINANCIAL INFORMATION:

Taxes: \$36,601.80  
Tax Year: 2023

## DEMOGRAPHICS:

Traffic Count: 15,000

## PROPERTY DESCRIPTION:

3,600 SF turnkey medical office available for lease. Large waiting room, administration, seven exam rooms, three private offices, two laboratories, kitchenette and three ADA restrooms. 1200 amp, 3-Phase power.