

FOR LEASE

241 N Main Street
Edwardsville, IL 62025



4,624 SF MAIN LEVEL PROFESSIONAL OFFICE SPACE/ 3,448 SF BASEMENT

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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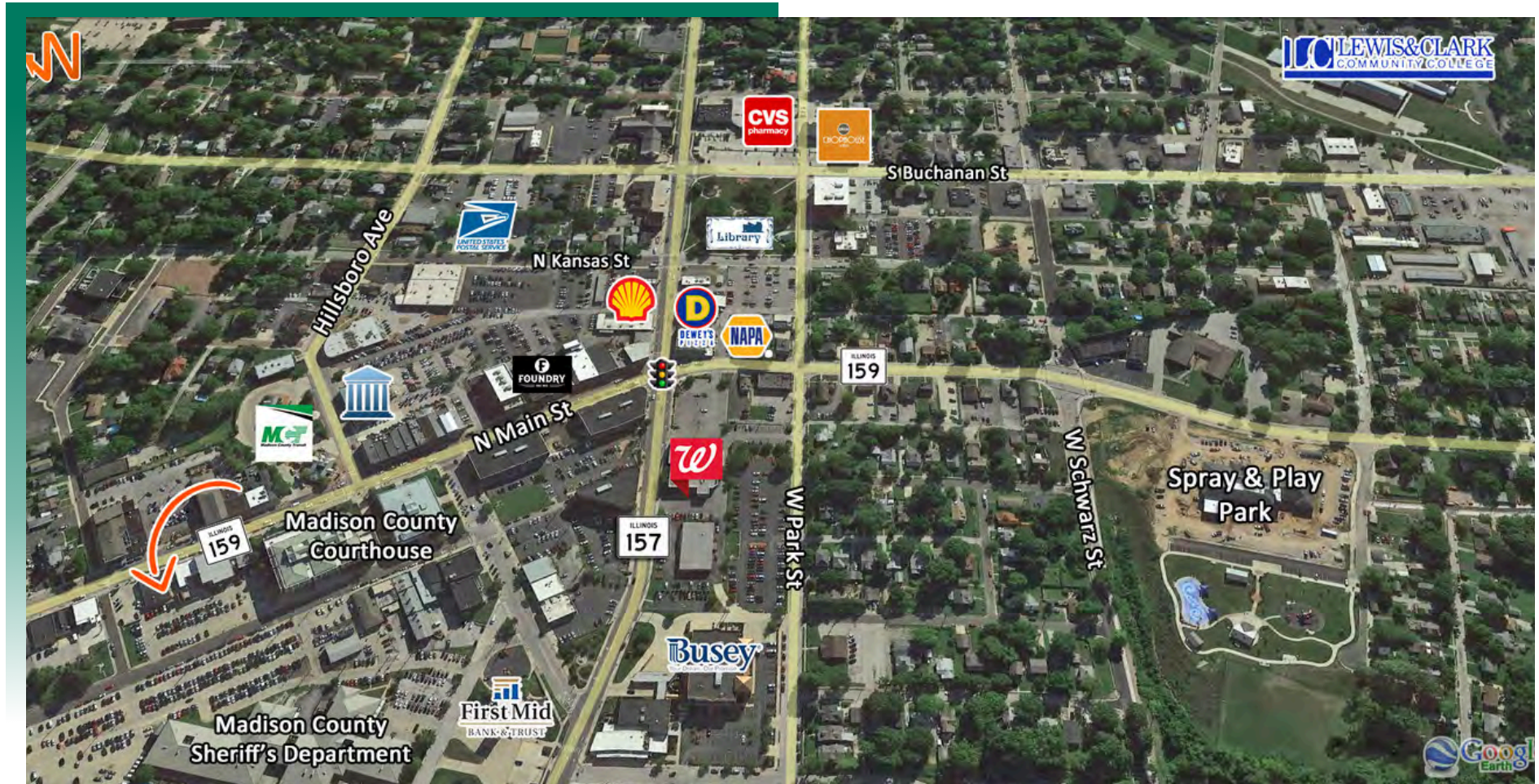
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

241 N Main St., Edwardsville

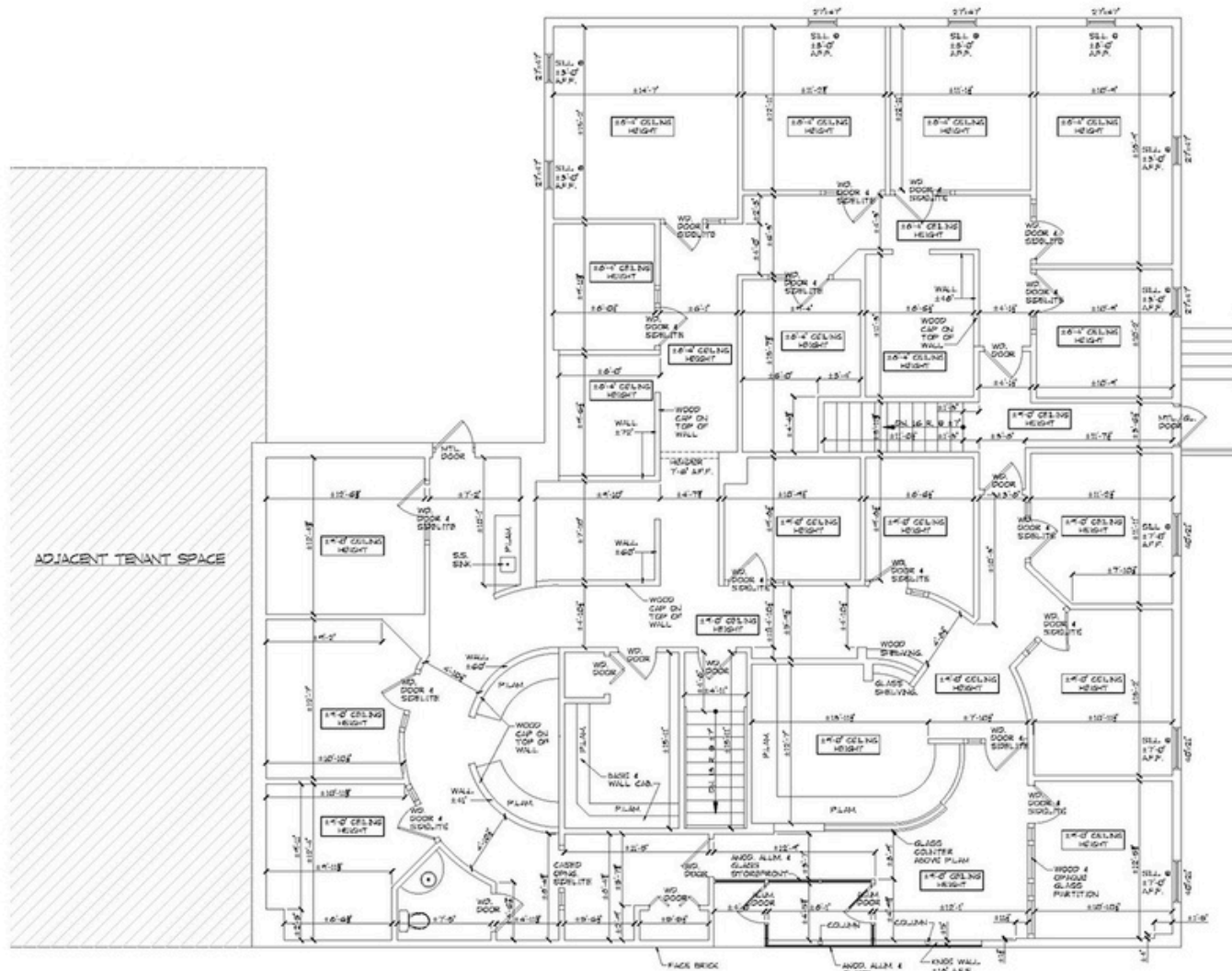


LOCATION OVERVIEW

Uniquely located adjacent to the Madison County courthouse in downtown Edwardsville. Highly desirable market with limited availability. Adjacent to coffee shops, restaurants, and retailers in the downtown corridor.

FLOOR PLAN - MAIN FLOOR

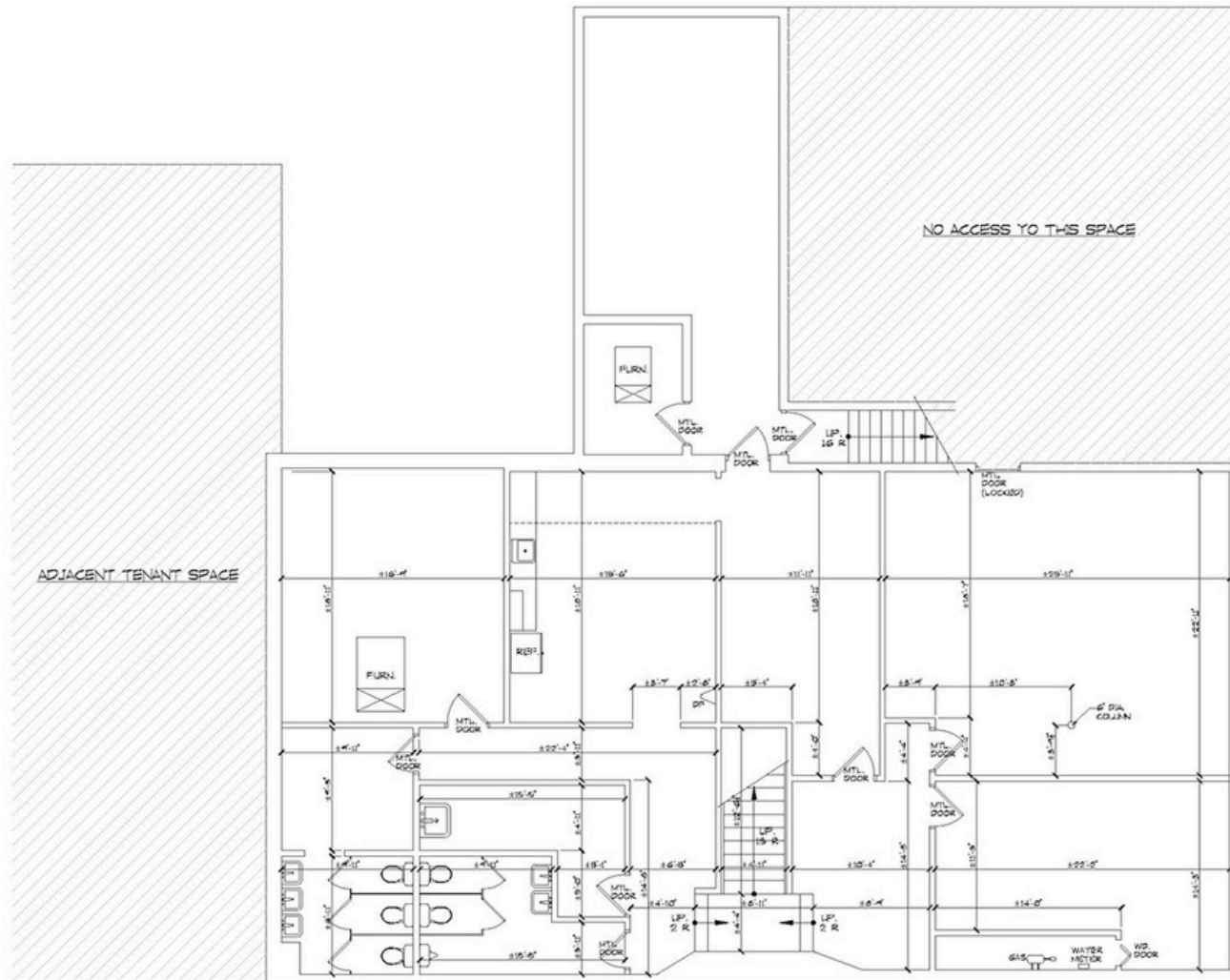
241 N Main St., Edwardsville



FIRST FLOOR PLAN
TOTAL GROSS FLOOR AREA/
BUILDING FOOTPRINT= 4,624 SF.

241 N Main St., Edwardsville

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BASEMENT FLOOR PLAN
TOTAL GROSS FLOOR AREA = 3,440 S.F.

OFFICE/RETAIL PROPERTY SUMMARY

241 NORTH MAIN STREET

LISTING # 3082

LOCATION DETAILS:

Parcel # 4,624
County: IL - Madison
Zoning: C2

PROPERTY OVERVIEW:

Building SF: 4,624
Vacant SF: 4,624
Usable Sqft: 4,624
Min Divisible SF: 4,624
Max Contig SF: 4,624
Office SF: 4,624
Parking Spaces: 14
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1970
Renovated: 2015
Building Class: B
Ceilings: 9'



LEASE INFORMATION:

Lease Rate: \$24.00
Lease Type: NNN
NNN Expenses: \$5.00

FINANCIAL INFORMATION:

Taxes: -
Tax Year: -

DEMOGRAPHICS:

Traffic Count: 12,400

PROPERTY DESCRIPTION:

4,624 sf of prime downtown professional office space. Adjacent to Madison County courthouse. Off-street parking available. Also a public lot available behind the building for additional parking. Updated space previously used by law firm. Plenty of private offices (15), open workstations, kitchen, breakrooms, basement storage, large reception desk etc.