

FOR LEASE

28 Bronze Point,
Suite A-1
Swansea, IL 62226



PROFESSIONAL OFFICE SUITE FOR LEASE

BARBERMURPHY
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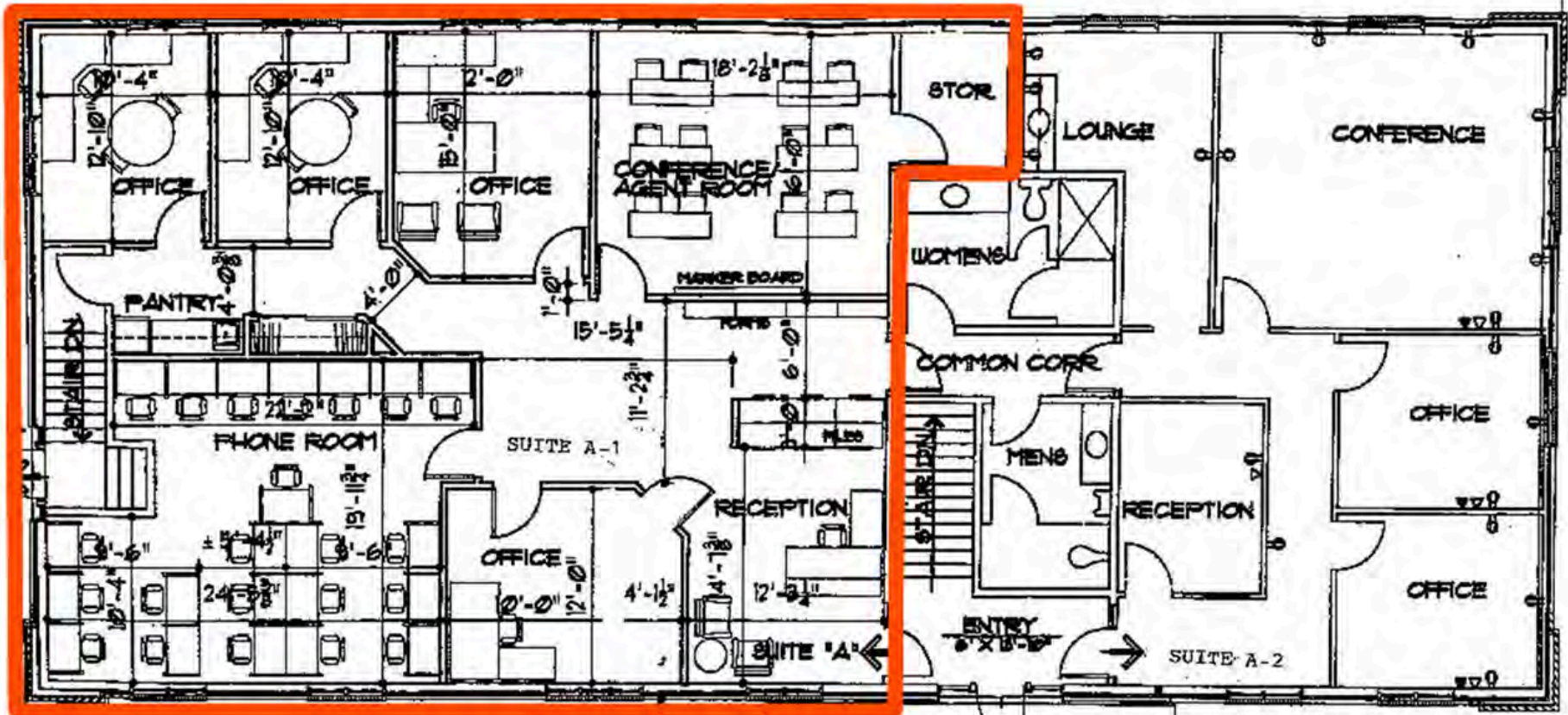
28 Bronze Pointe, Suite A-1, Swansea, IL 62226



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FLOOR PLAN

28 Bronze Pointe, Suite A-1, Swansea, IL 62226



28 Bronze Pt. - Suite A-1
2613 Sq. Ft.

28 Bronze Pt. Suite A-2
1377 Sq. Ft.

Combined Suite A1 & A-2
3990 Sq. Ft.

*Not to scale

PROPERTY PHOTOS

28 Bronze Pointe, Suite A-1, Swansea, IL 62226

OFFICE



OPEN OFFICE



OFFICE



OFFICE



PROPERTY OVERVIEW

2,613 SF professional office suite available for lease.

Shared restroom with neighboring tenant.

Tenant is responsible for utilities, janitorial and trash.

Landlord is responsible for real estate taxes, insurance, repairs and common area maintenance.

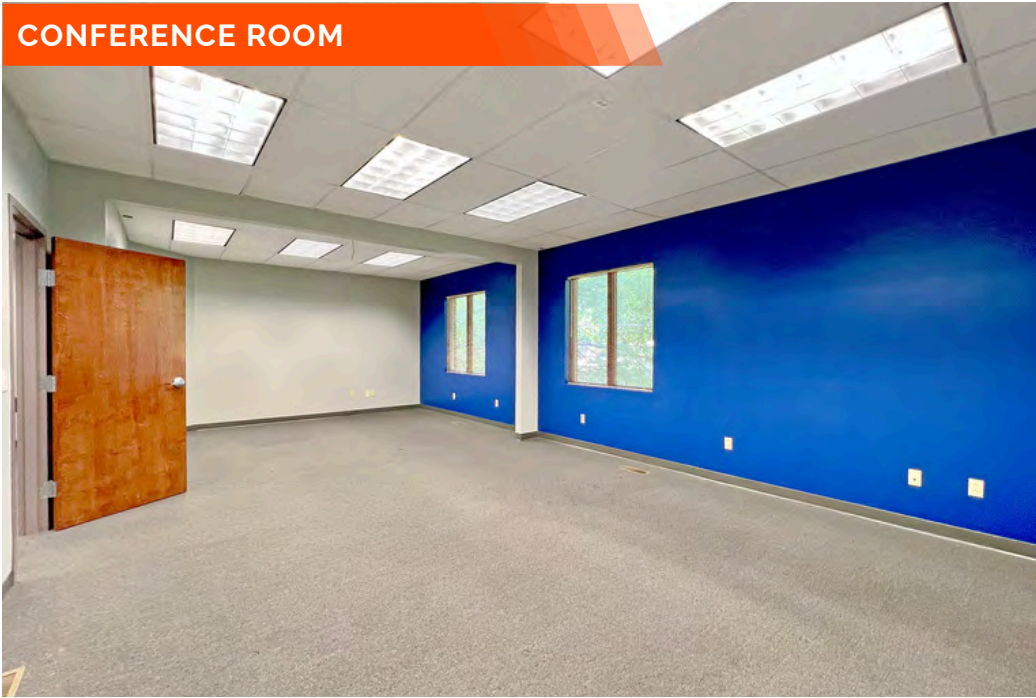
Some tenant improvements are negotiable.

LEASE RATE: \$13.50/SF, Gross

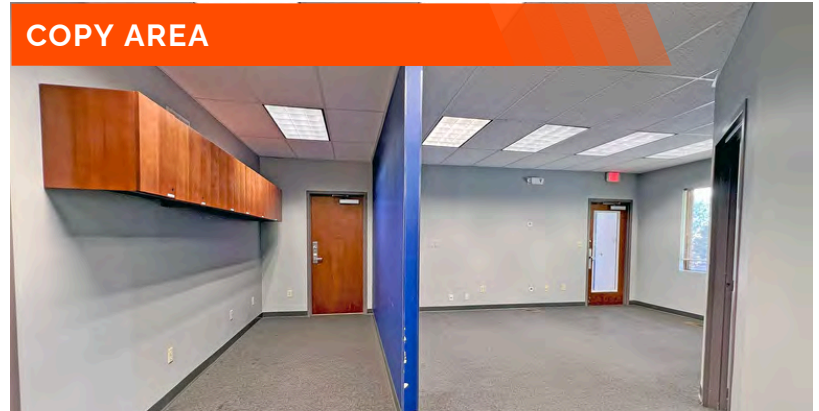
PROPERTY PHOTOS

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CONFERENCE ROOM



COPY AREA



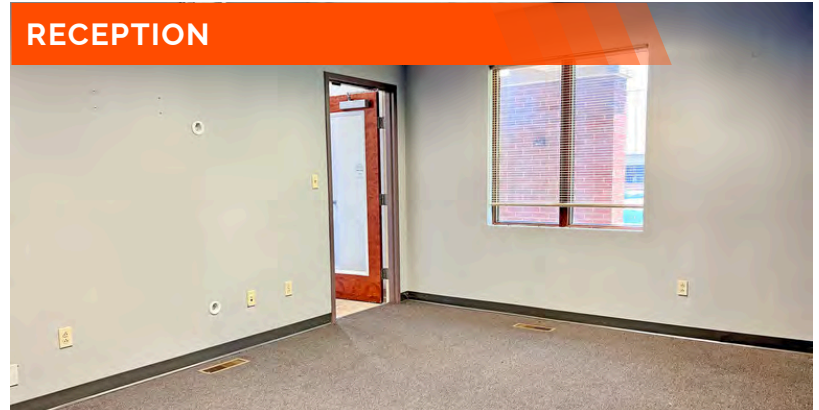
KITCHENETTE



BULLPEN



RECEPTION



OFFICE SUMMARY

28 BRONZE POINTE

LISTING # 3117

LOCATION DETAILS:

Parcel # 7,980
County: IL - St. Clair
Zoning: Planned Business - Village of Swansea

PROPERTY OVERVIEW:

Building SF: 7,980
Vacant SF: 2,613
Usable Sqft: 2,613
Min Divisible SF: 2,613
Max Contig SF: 2,613
Office SF: 2,613
Signage: Monument,Pylon
Lot Size: 0.13 Acres
Frontage: 105
Depth: 53
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1998
Renovated: 2018
Building Class: B
Ceilings: 9.5'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$13.50
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$14,127.04
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 17,700

PROPERTY DESCRIPTION:

2,613 SF professional office suite available for lease. Suite consists of 4 offices, large conference room, reception, kitchenette and bullpen/training room. Shared restroom with neighboring tenant. Tenant is responsible for utilities, janitorial and trash. Landlord is responsible for real estate taxes, insurance, repairs and common area maintenance. Some tenant improvements are negotiable.