

FOR LEASE

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



PROFESSIONAL OFFICE SUITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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

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

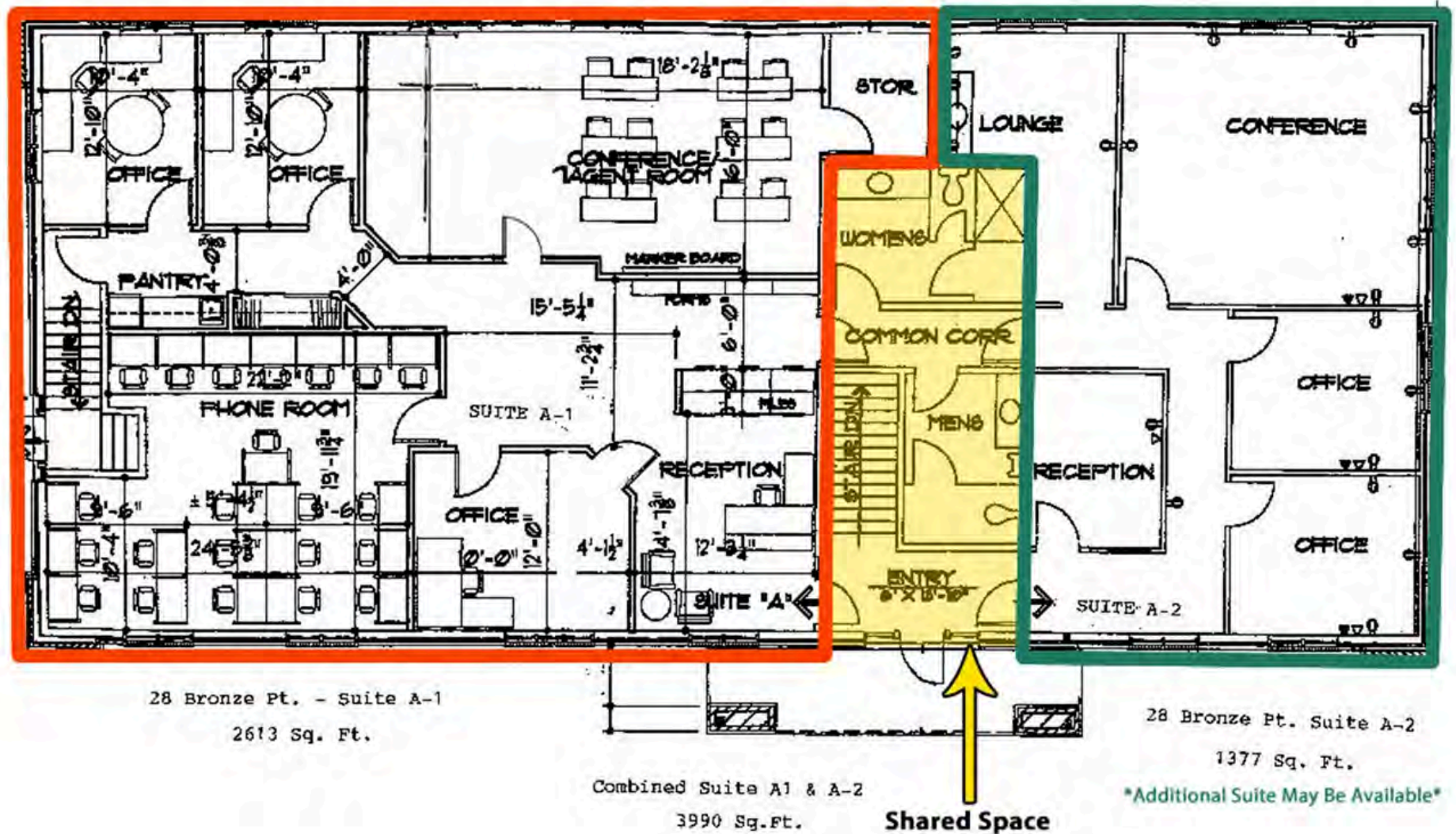


LOCATION OVERVIEW

Office is located in a highly visible/populated area in Swansea, IL. Business park fronts IL-159 near the Frank Scott Parkway interchange. Numerous amenities within a 3 mile vicinity. 2.25 miles South of Interstate 64 exit and 0.3 miles South of Frank Scott Parkway.

FLOOR PLAN

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

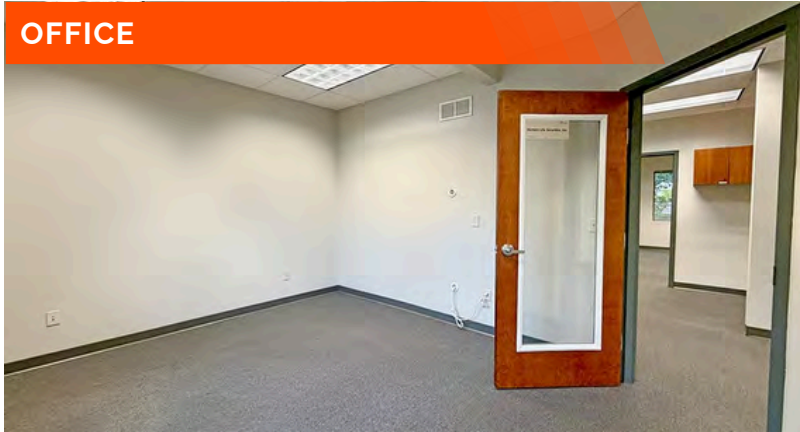


*Not to scale

PROPERTY PHOTOS

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

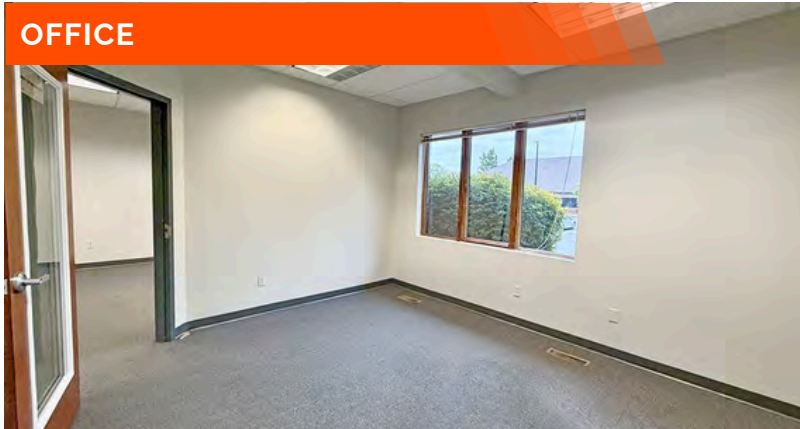
OFFICE



RECEPTION & WAITING ROOM



OFFICE



RECEPTION



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

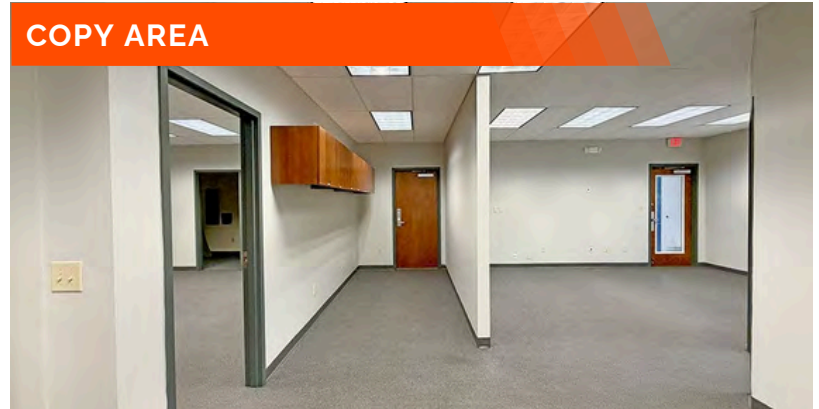
PROPERTY PHOTOS

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

CONFERENCE ROOM



COPY AREA



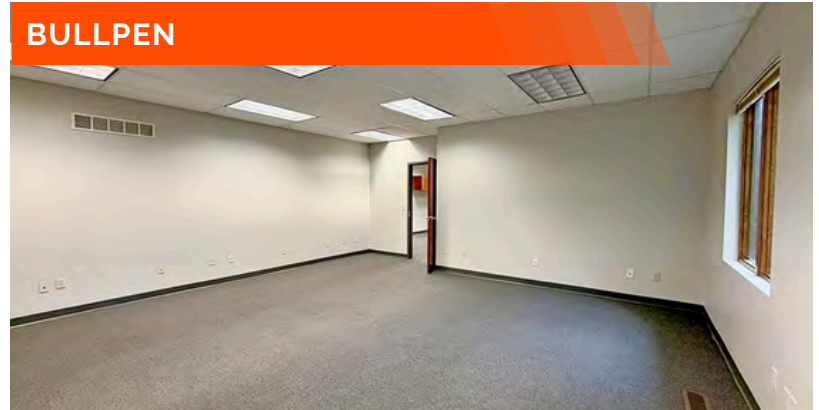
KITCHENETTE



BULLPEN



BULLPEN



OFFICE SUMMARY

28 BRONZE POINTE, SUITE A-1, SWANSEA, IL 62226

LISTING # 3117

LOCATION DETAILS:

Parcel # 08-04.0-206-032
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 /SF
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 3 offices, a large conference room, reception, a kitchenette, and a 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. Adjacent suite (1,377 SF) can be available, creating a 3,990 SF suite. Contact broker for details.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MIKE DURBIN

Broker Associate
O: (618) 277-4400
C: (618) 960-8675
miked@barbermurphy.com