

# FOR LEASE

111 E 4<sup>th</sup> St.,  
Alton, IL 62002



**PROFESSIONAL OFFICE SUITES AVAILABLE**

**BARBERMURPHY**  
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# AREA MAP

111 E 4<sup>th</sup> St., Alton, IL 62002

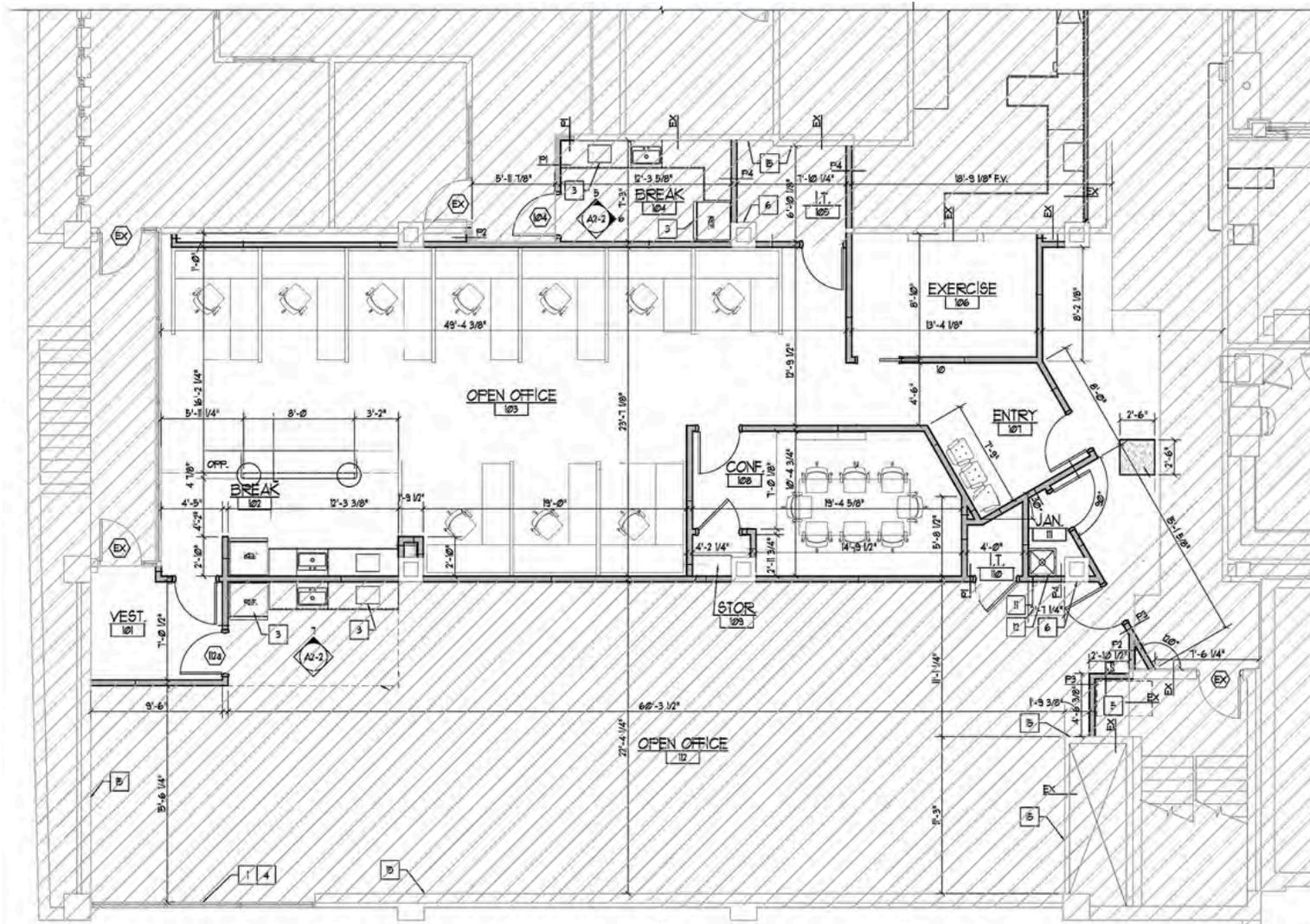


## LOCATION OVERVIEW

Located in downtown Alton, one block from city hall, Marquette Catholic High School, and three blocks from Riverfront Park and Alton Amphitheater. Multiple restaurants and amenities within walking distance.

# FLOOR PLAN & INFORMATION - SUITE 110

111 E 4<sup>th</sup> St., Alton, IL 62002



**Suite 110 - 1,622 SF**

1 private office, conference room, 10 cubicles, waiting area, kitchenette and direct street access.

# PROPERTY PHOTOS - SUITE 110

111 E 4<sup>th</sup> St., Alton, IL 62002

SINGLE CUBICLE



CONFERENCE ROOM



CUBICLES



KITCHENETTE

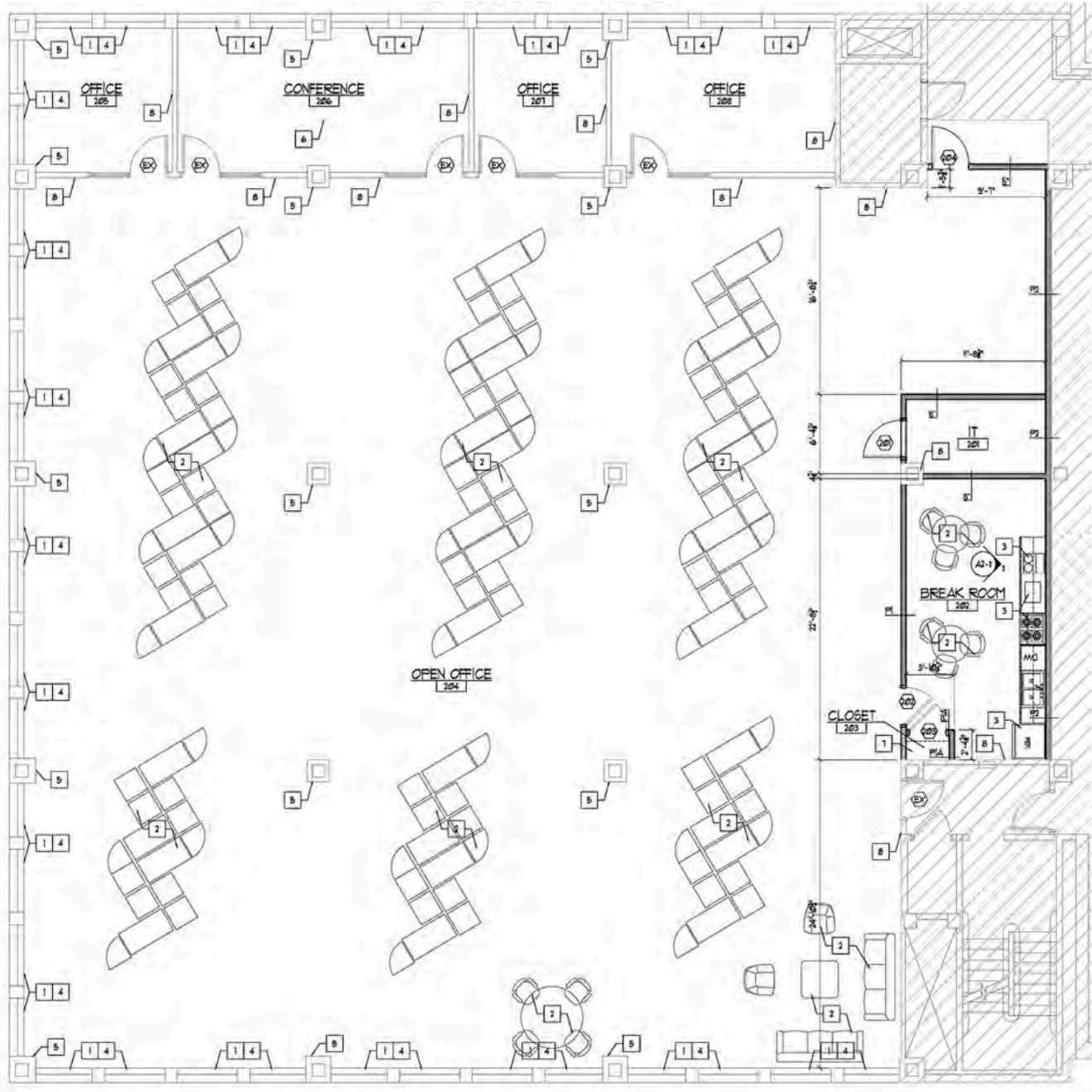


PRIVATE OFFICE



# FLOOR PLAN & INFORMATION - SUITE 250

111 E 4<sup>th</sup> St., Alton, IL 62002



**Suite 250 - 7,251 SF:**  
3 private offices,  
conference room,  
oversized employee  
breakroom with  
kitchenette and 36  
work stations. Nice  
views of downtown  
Alton and the  
Mississippi River.

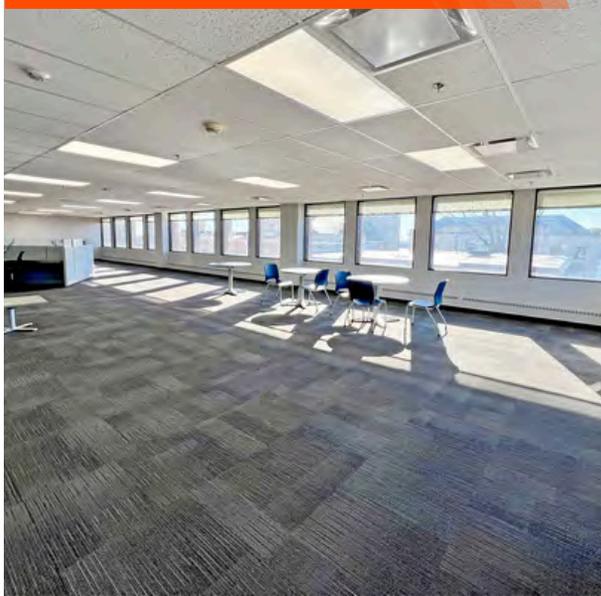
# PROPERTY PHOTOS - SUITE 250

111 E 4<sup>th</sup> St., Alton, IL 62002

KITCHENETTE



OPEN AREA



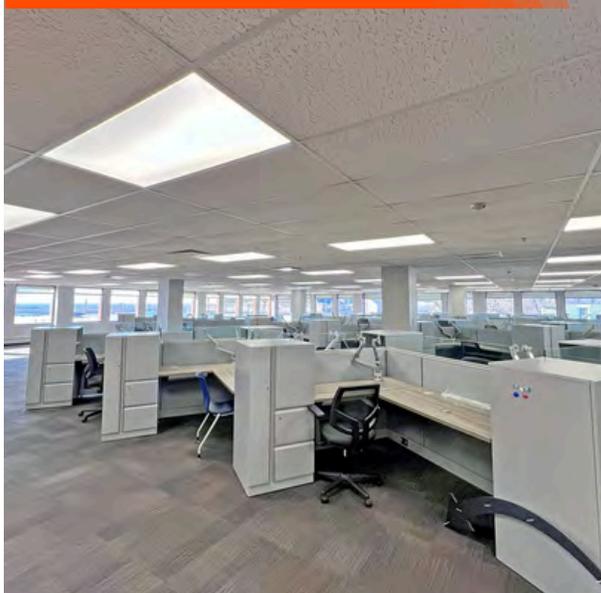
BREAKROOM



PRIVATE OFFICE



CUBICLES

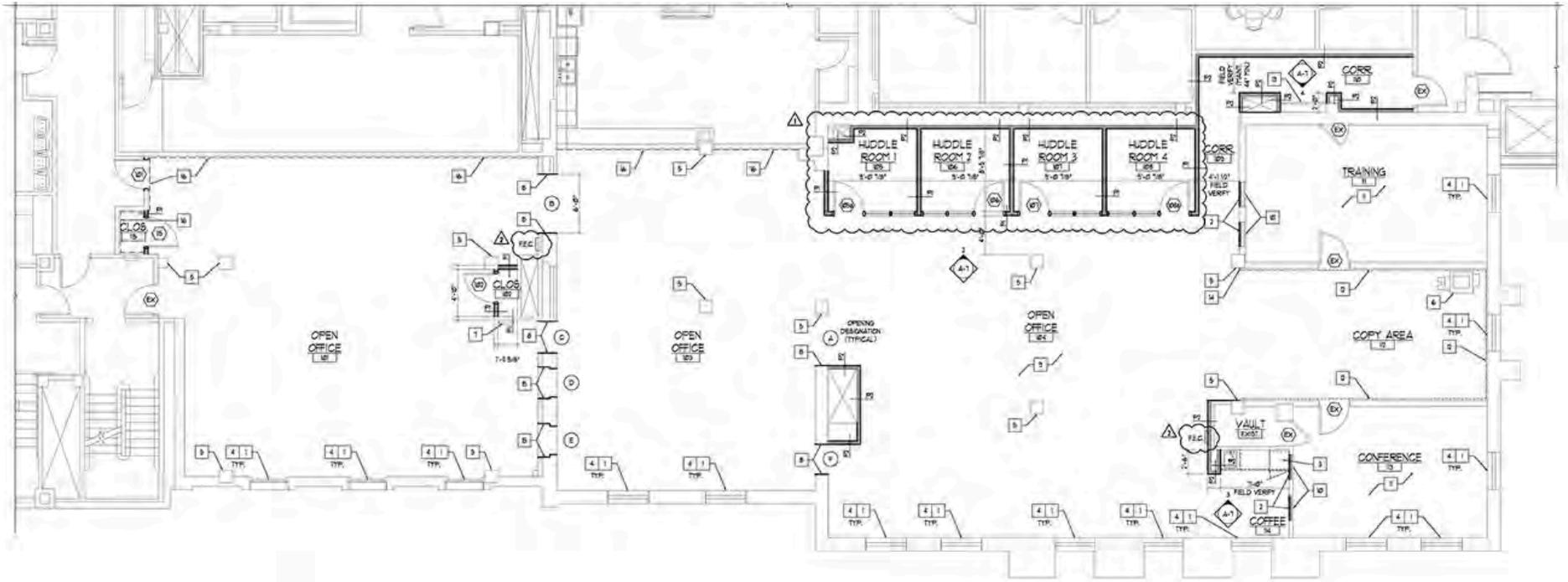


CONFERENCE ROOM



# FLOOR PLAN & INFORMATION - SUITE 410

111 E 4<sup>th</sup> St., Alton, IL 62002



## Suite 410 - 5,320 SF:

5 private offices, executive conference room, 3 large open office areas and kitchenette.

# PROPERTY PHOTOS - SUITE 410

111 E 4<sup>th</sup> St., Alton, IL 62002

CONFERENCE ROOM



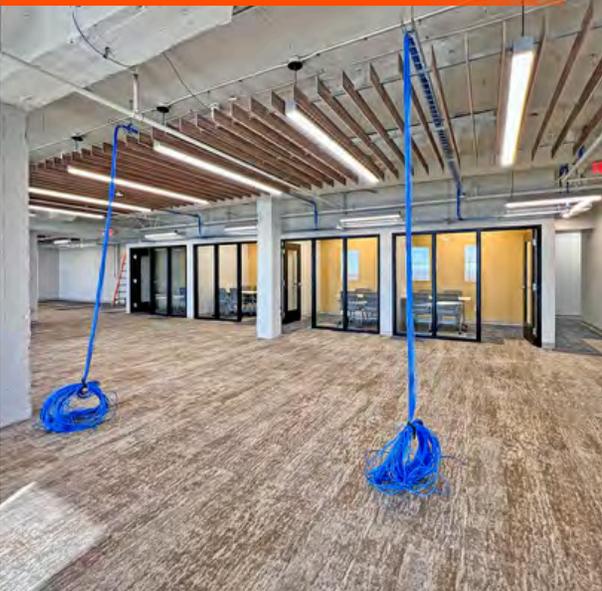
COPY AREA



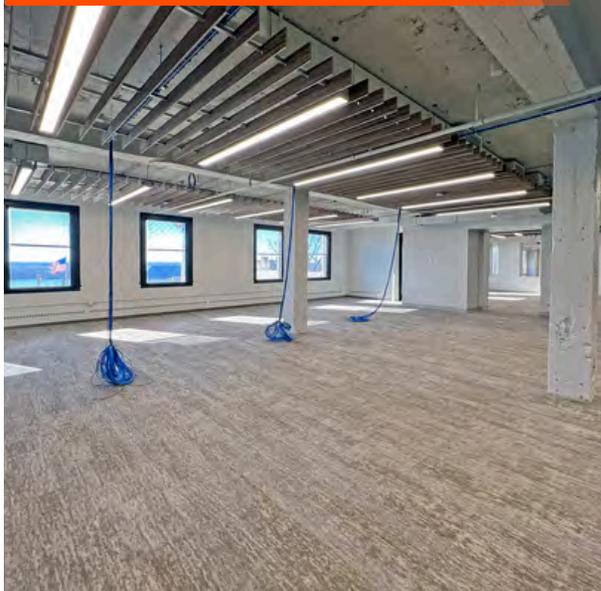
LARGE OFFICE



PRIVATE OFFICES



OPEN OFFICE



KITCHENETTE



# OFFICE/RETAIL SUMMARY

111 E 4TH ST

**LISTING #** 3181

## LOCATION DETAILS:

Parcel # 23-2-07-14-07-201-022  
County: IL - Madison  
Zoning: C-2 General Commercial

## PROPERTY OVERVIEW:

Building SF: 88,000  
Vacant SF: 14,203  
Min Divisible SF: 1,622  
Max Contig SF: 7,251  
Signage: Monument  
Lot Size: 0.68 Acres  
Frontage: 283  
Depth: 120  
Parking Spaces: 83  
Parking Surface Type: Concrete

## STRUCTURAL DATA:

Year Built: 1971  
Renovated: 2022  
Building Class: C  
Ceilings: 9' - 10'  
Construction Type: Brick, Masonry



## LEASE INFORMATION:

Lease Rate: \$18.00 /SF  
Lease Type: Full Service

## FINANCIAL INFORMATION:

Taxes: \$57,357.92  
Tax Year: 2024

## DEMOGRAPHICS:

Traffic Count: 2400; 16,000 on River Road

## Property Description

Multiple professional office suites overlooking the Mississippi River and downtown business district. Available suites ranging from 1,622 SF - 7,251 SF. Well maintained facility with sophisticated landlord and management team. Full service lease rates with common restrooms. Tenant improvements are negotiable.  
Suite 110 - 1,622 SF: 1 private office, conference room, 10 cubicles, waiting area, kitchenette and direct street access.  
Suite 250 - 7,251 SF: 3 private offices, conference room, oversized employee breakroom with kitchenette and 36 work stations. Nice views of downtown Alton and the Mississippi River.  
Suite 410 - 5,320 SF: 5 private offices, executive conference room, 3 large open office areas and kitchenette.

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