

FOR LEASE

550 Landmarks Blvd.,
Alton, IL 62002



RIVER VIEW OFFICE SUITES AVAILABLE

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

Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@barbermurphy.com



AREA MAP

550 Landmarks Blvd., Alton, IL 62002



LOCATION OVERVIEW

Located in downtown Alton one block North of Riverfront Park and Alton Amphitheater. Multiple restaurants, amenities and Argosy Casino Alton within walking distance. Alton is 20 miles from downtown St. Louis, MO and 14 miles from downtown Edwardsville. Tremendous views of the riverfront and Lewis & Clark Bridge.

PROPERTY OVERVIEW

550 Landmarks Blvd., Alton, IL 62002



VIEW OF LEWIS AND CLARK BRIDGE AND MISSISSIPPI RIVER



E BROADWAY STREET VIEW



REAR OF BUILDING



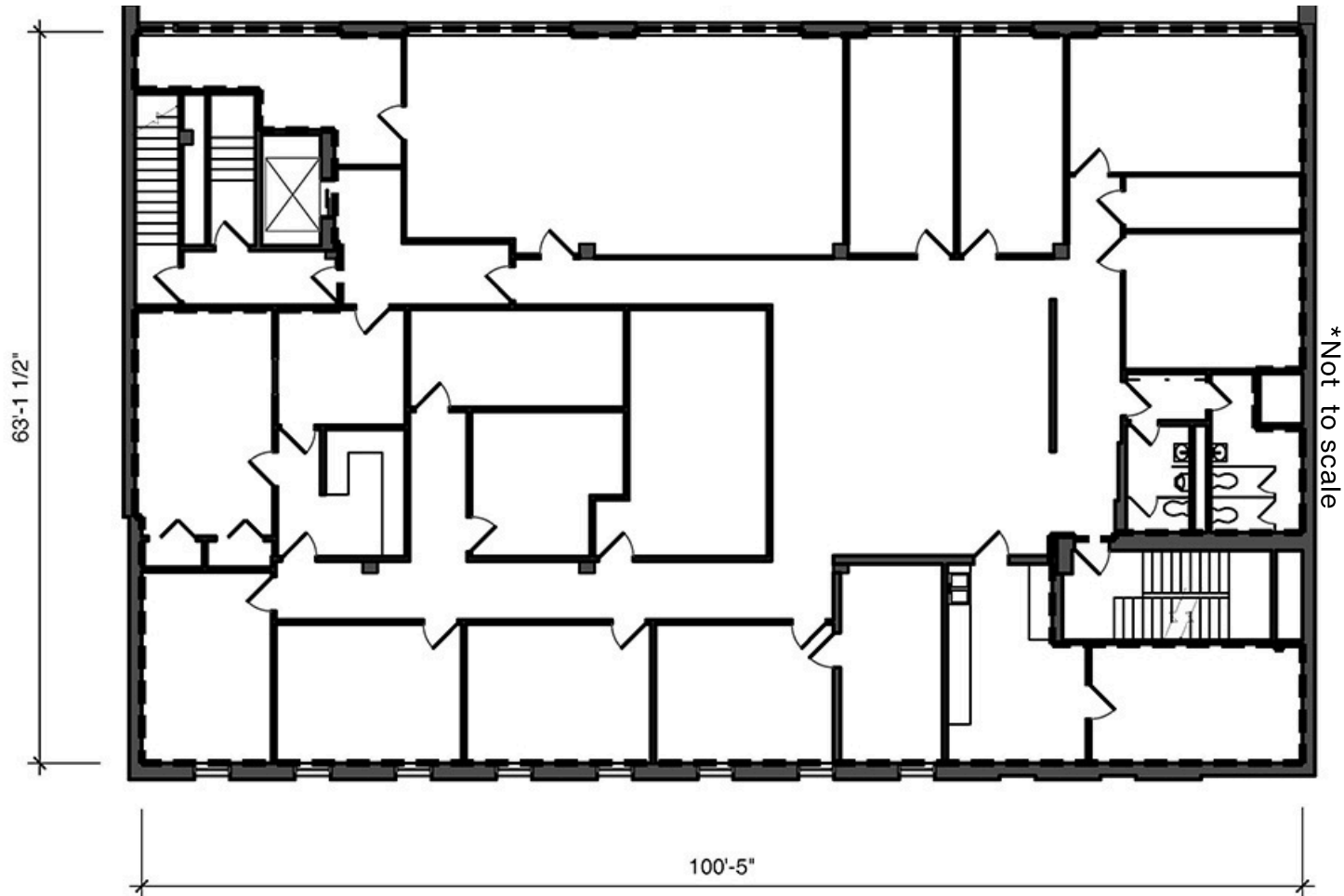
MAIN LOBBY ENTRANCE

Two office suites available in downtown Alton off Broadway, with magnificent views of the Mississippi River and the Riverfront Park. Tenant Improvements are negotiable.

LEASE RATE: \$16.00/SF, Gross

FLOOR PLAN - SUITE 2

550 Landmarks Blvd., Alton, IL 62002



2nd Floor Suite - 5,841 SF

- 11 private offices
- Oversized conference/training room
- Receptionist area with waiting room
- Multiple storage rooms
- Kitchenette and employee lounge
- Two stairwells for convenient access

PROPERTY PHOTOS - SUITE 2

550 Landmarks Blvd., Alton, IL 62002

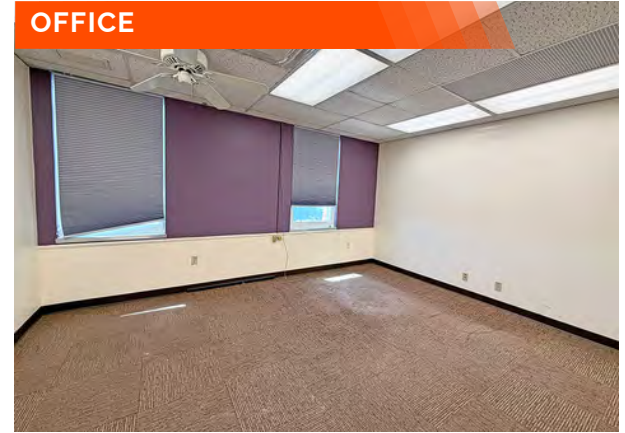
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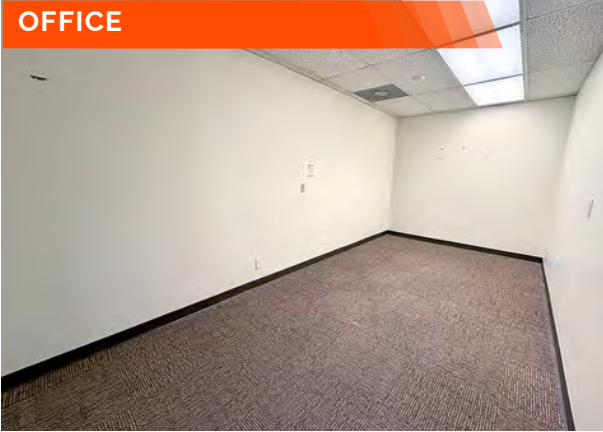
KITCHENETTE



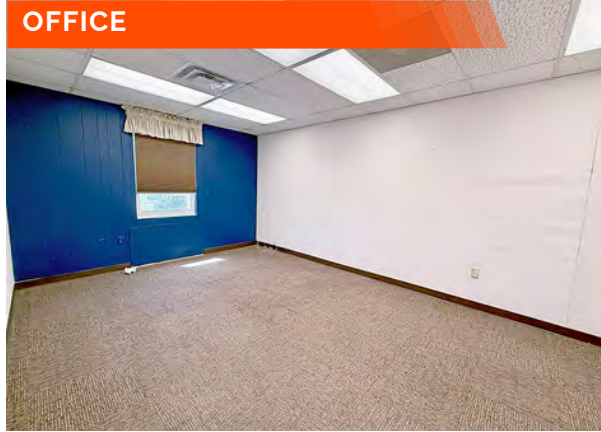
OFFICE



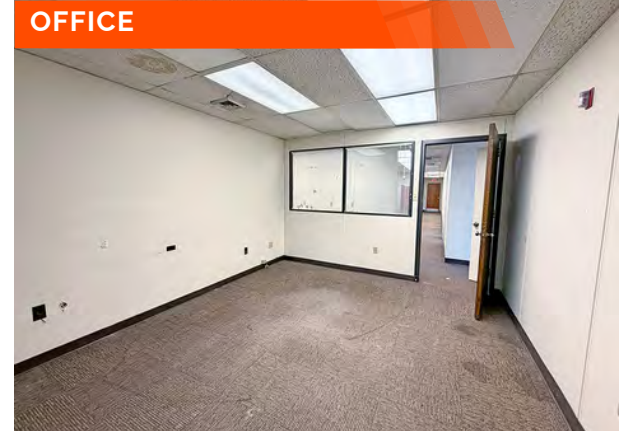
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OFFICE



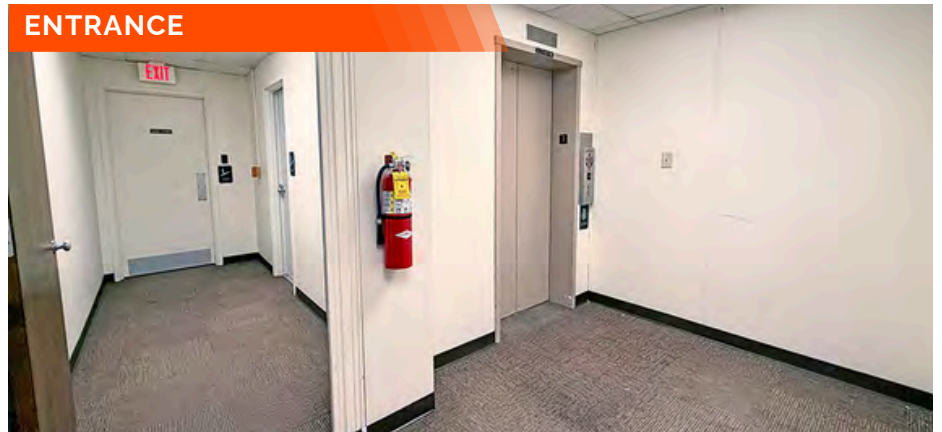
OFFICE



LARGE CONFERENCE ROOM

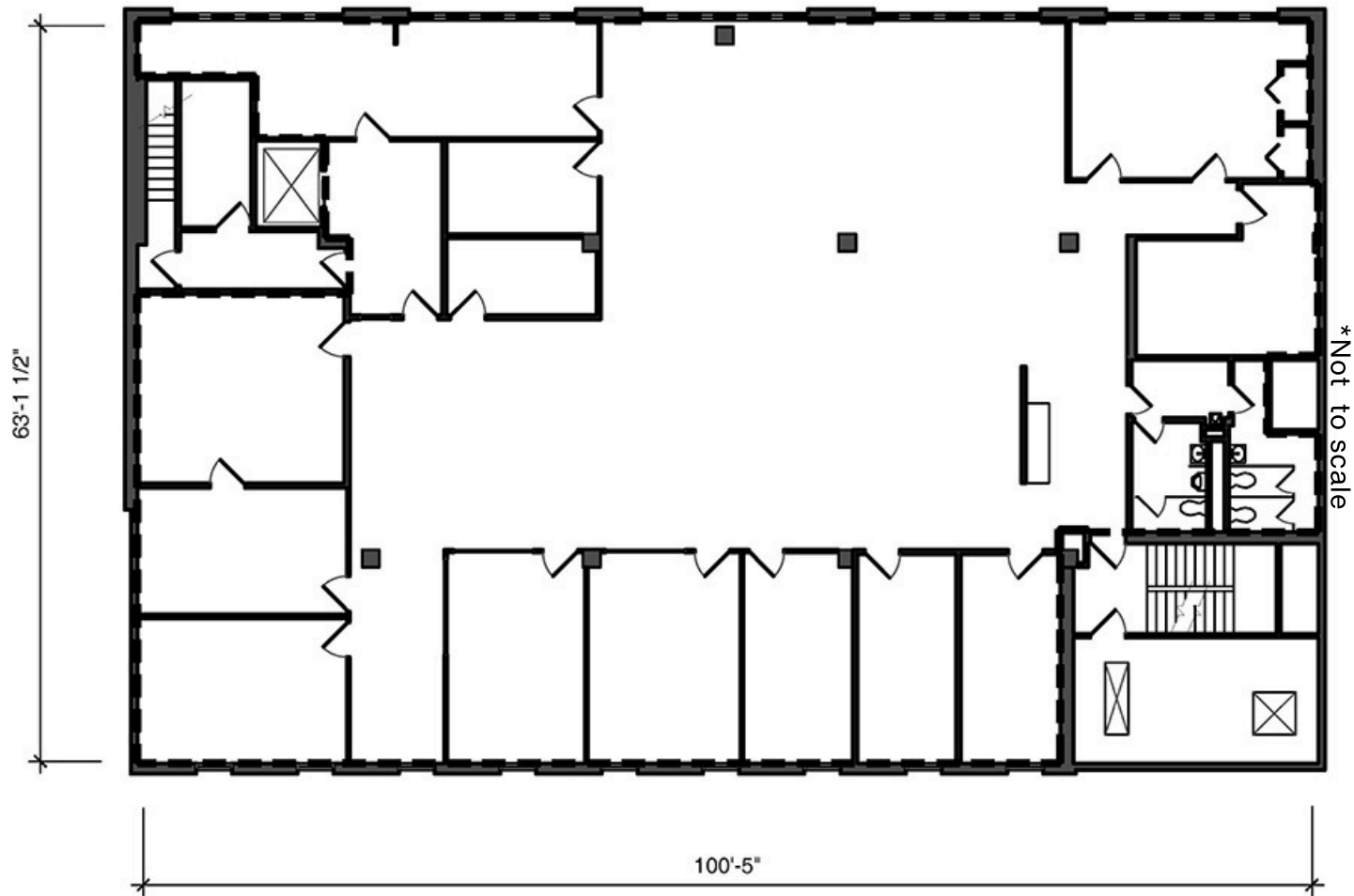


ENTRANCE



FLOOR PLAN - SUITE 3

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3rd Floor Suite - 5,727 SF

- Large open bullpen area
- 12 private offices
- Offices vary in size
- Freestanding kitchenette
- Dedicated IT/server room
- Good-sized conference room

PROPERTY PHOTOS - SUITE 3

550 Landmarks Blvd., Alton, IL 62002

ENTRANCE



OPEN BULLPEN



OFFICES ALONG SOUTHSIDE



OFFICE



OFFICE



OFFICE



KITCHENETTE



CONFERENCE ROOM



CONFERENCE ROOM



OFFICE/RETAIL SUMMARY

550 LANDMARKS BLVD

LISTING # 3245

LOCATION DETAILS:

Parcel # 23-2-07-14-08-203-002; 23-2-07-14-08-203-003
County: IL - Madison
Zoning: C-4 Commercial Downtown

PROPERTY OVERVIEW:

Building SF: 27,628
Vacant SF: 11,568
Usable Sqft: 11,568
Min Divisible SF: 5,727
Max Contig SF: 5,841
Office SF: 11,568
Lot Size: 1.10 Acres
Frontage: 296
Depth: 174
Parking Spaces: 80
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1962
Renovated: 2019
Ceilings: 8'- 10'
Construction Type: Brick,Concrete



LEASE INFORMATION:

Lease Rate: \$16.00/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$36,855.84
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 2,800; 16,000 on Route 67

PROPERTY DESCRIPTION:

Two office suites available in downtown Alton off Broadway, with magnificent views of the Mississippi River and the Riverfront Park. The second floor suite (5,841 SF) has 11 offices with an oversized conference room/training room, receptionist and waiting room, multiple storage rooms, kitchenette and employee lounge and two stairwells. The third floor suite (5,727 SF) offers up a large open bullpen, twelve offices varying in size, freestanding kitchenette, IT server room and a good-sized conference room. Tenant Improvements are negotiable.

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MIKE DURBIN
Broker Associate
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CARTER MARTEENY, CCIM
Broker Associate
O: (618) 277-4400
C: (618) 304-3917
carterm@barbermurphy.com