



840 SF - 2,088 SF PROFESSIONAL OFFICE SUITES FOR LEASE

10 Edwardsville Professional Park, Edwardsville, IL 62025

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AREA MAP

10 Edwardsville Professional Park, Edwardsville, IL 62025



LOCATION OVERVIEW

Located in one of the Metro East's most established professional office corridors, 10 Edwardsville Professional Park offers convenient access to downtown Edwardsville, I-270, and Route 157, providing excellent connectivity throughout the St. Louis Metro East region. Surrounded by a strong mix of medical, professional, retail, and dining amenities, the property benefits from a highly desirable business environment and a central location within the growing Edwardsville/Glen Carbon trade area.

SUITE INFORMATION

10 Edwardsville Professional Park, Edwardsville, IL 62025

SUITE	SF	LEASE RATE	LEASE TYPE
A	840	\$24.00/SF	NNN
B	1,248	\$24.00/SF	NNN
C	1,044	\$24.00/SF	NNN
E	1,566	\$24.00/SF	NNN

HIGHLIGHTS

- Ample employee and visitor parking
- Ideal for office, medical, counseling, financial, and service businesses
- Located in Edwardsville Professional Park
- Premier professional office setting
- Well-maintained brick office building
- Attractive landscaping and curb appeal
- Flexible floor plans for various users
- Quality interior finishes

OFFICE/RETAIL SUMMARY

10 EDWARDSVILLE PROFESSIONAL PARK

LISTING # 3250

LOCATION DETAILS:

Parcel # 14-2-15-22-05-101-002
County: IL - Madison
Zoning: B-2 - Edwardsville

PROPERTY OVERVIEW:

Building SF: 5,742
Vacant SF: 4,698
Min Divisible SF: 840
Max Contig SF: 2,088
Office SF: 4,698
Signage: Yes
Lot Size: 0.17 Acres
Frontage: 90
Depth: 120
Parking Spaces: 8
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1985
Building Class: B



LEASE INFORMATION:

Lease Rate: \$24.00/SF
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$9,197.32

DEMOGRAPHICS:

Traffic Count: 20,200

PROPERTY DESCRIPTION:

Well-maintained brick office building featuring a professional exterior, attractive landscaping, and flexible floor plans designed to accommodate a variety of office users. The property offers a welcoming professional atmosphere with quality interior finishes, ample parking, and efficient layouts suitable for general office, medical, counseling, financial, and service-oriented businesses. Its established presence within Edwardsville Professional Park provides tenants with a highly professional setting in one of the area's premier office locations.