

FOR LEASE

1101 Eastport Plaza Dr.,
Collinsville, IL 62234



3,982 SF CLASS A PROFESSIONAL OFFICE SPACE

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AREA MAP

1101 Eastport Plaza Dr., Collinsville, IL 62234

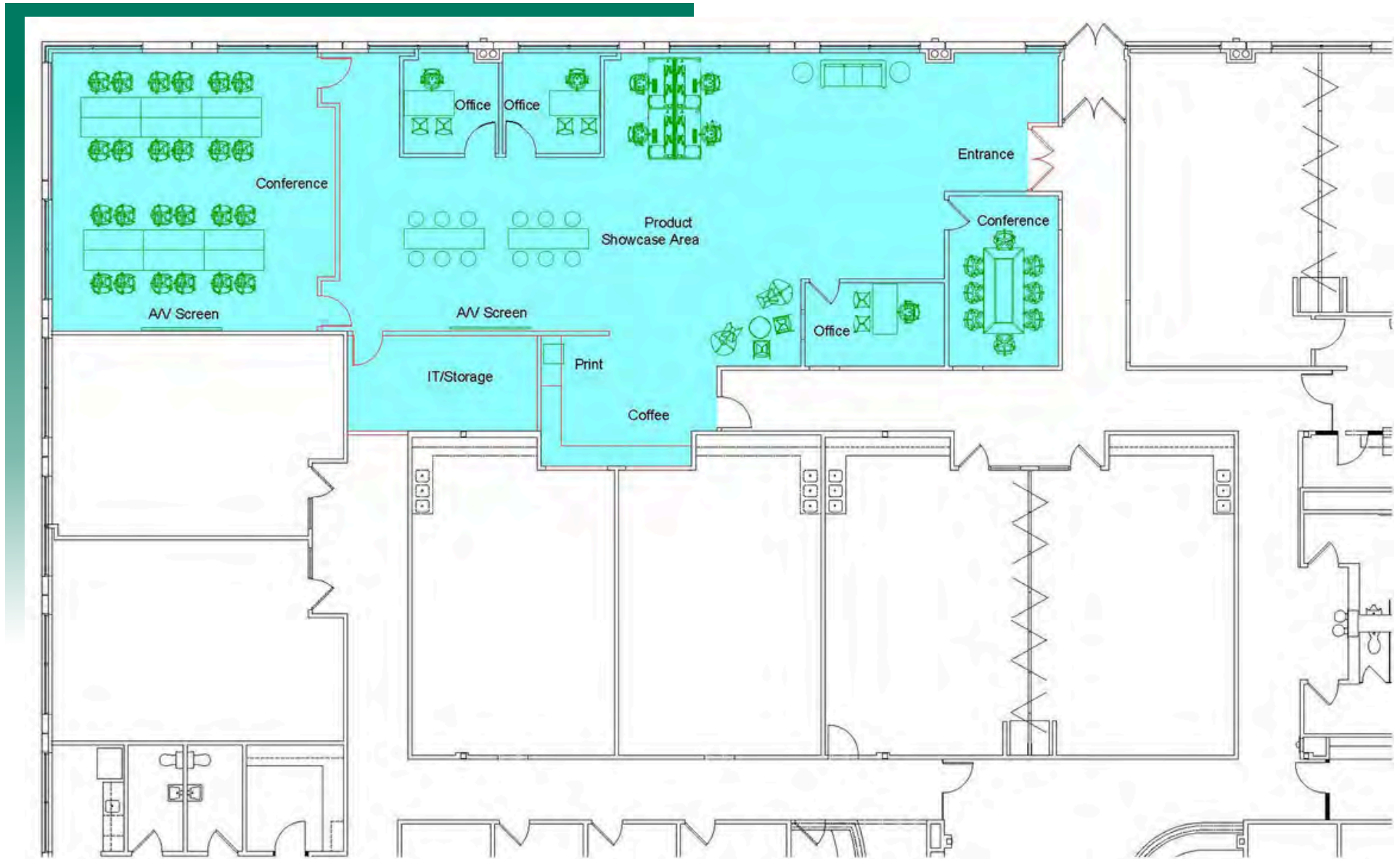


LOCATION OVERVIEW

Property is located in Collinsville's Eastport Development Plaza, one of the most centrally positioned commercial/logistics corridors in the Metro-East. The site benefits from immediate access to I-255 via Exit 26 and convenient access to I-55/I-70 via Collinsville Exit 11, creating strong north-south and east-west connectivity across the St. Louis metro region. Nearby Illinois Route 157 / Bluff Road also provides direct local access through Collinsville, Glen Carbon, Caseyville, and the surrounding submarket.

FLOOR PLAN - SUITE 125

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*Not to scale

PROPERTY PHOTOS & INFORMATION

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REAR ENTRANCE



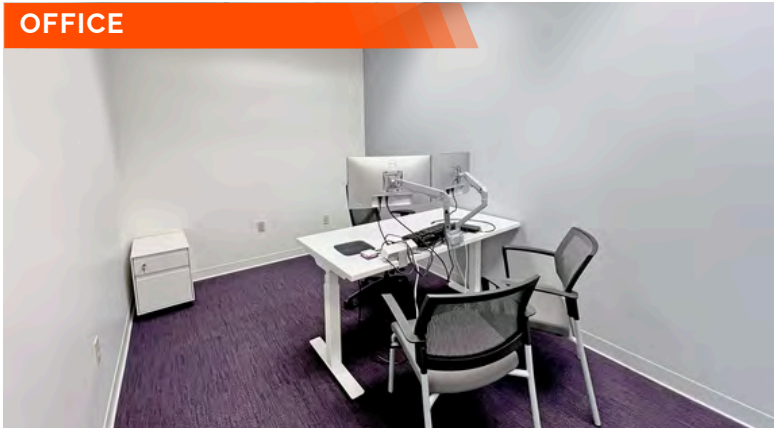
FRONT ENTRANCE



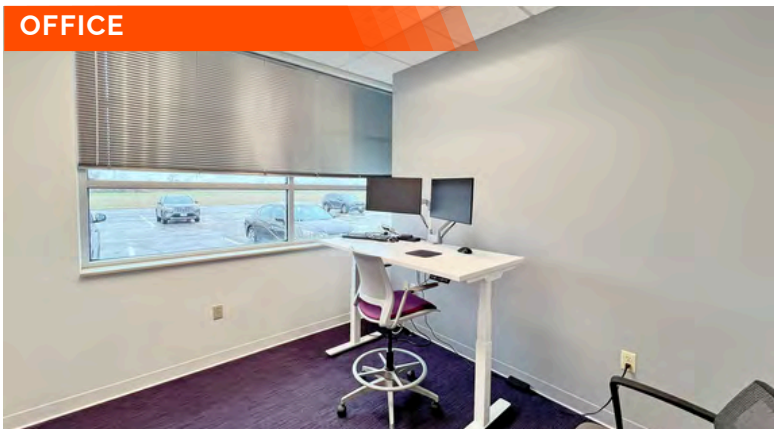
MONUMENT SIGNAGE



OFFICE



OFFICE



HIGHLIGHTS

FLEXIBLE LAYOUT

- 3 private offices, conference room, large training/conference room, kitchenette, open bullpen, IT rack, & storage

IDEAL FOR PROFESSIONAL OFFICE USERS

- Real estate, legal, financial services, technology, insurance, title & creative businesses

STRATEGIC BI-STATE LOCATION

- Efficient access to both Illinois & Missouri

CONVENIENT REAR ENTRANCE ACCESS

- 293 shared employee parking spaces

MODIFIED GROSS LEASE RATE

- Includes utilities, excluding data & internet

PROPERTY PHOTOS

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OPEN BULLPEN



OPEN BULLPEN



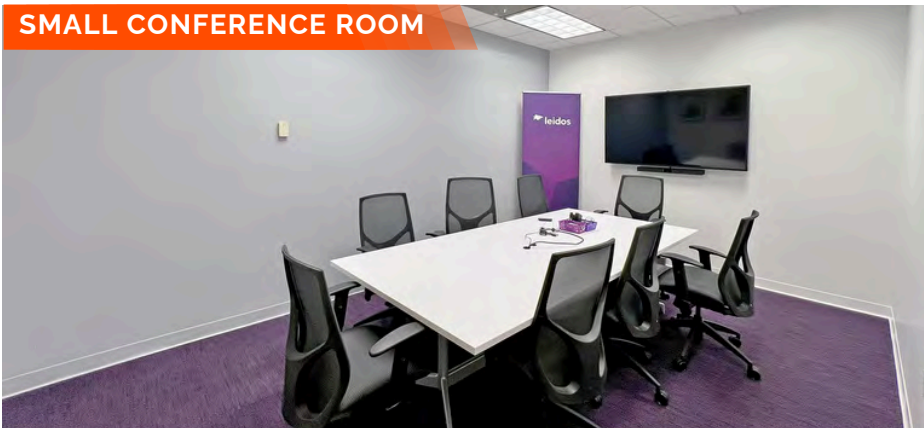
CONFERENCE ROOM



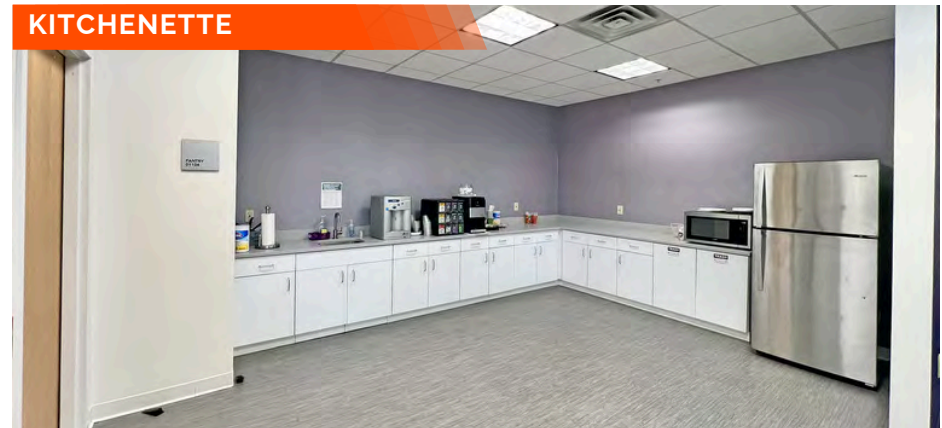
CONFERENCE ROOM



SMALL CONFERENCE ROOM



KITCHENETTE



OFFICE/RETAIL SUMMARY

1101 EASTPORT PLAZA DR

LISTING # 3257

LOCATION DETAILS:

Parcel # 13-1-21-30-00-000-008.001
County: IL - Madison
Zoning: B-4

PROPERTY OVERVIEW:

Building SF: 29,938
Vacant SF: 3,982
Usable Sqft: 3,457
Min Divisible SF: 3,982
Max Contig SF: 3,982
Office SF: 3,982
Signage: Monument
Lot Size: 5.63 Acres
Frontage: 870
Depth: 470

STRUCTURAL DATA:

Year Built: 2005
Renovated: 2022
Building Class: A
Ceilings: 9' - 10'



LEASE INFORMATION:

Lease Rate: \$25.00/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$80,132.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 2850

PROPERTY DESCRIPTION:

3,982 SF Class A office suite available for lease. Suite features 3 private offices, conference room, large training/conference room, open concept kitchenette and bullpen, along with an IT Rack and storage. Would work well for professional office users such as real estate, attorney's office, financial services, any type of technology company, insurance agencies, title companies, or creative businesses. Well-suited for users needing efficient access to both the Illinois and Missouri markets. The suite has convenient access to the rear entrance for employee parking. Modified Gross lease rates include all utilities aside from data and internet. Tenant is responsible for its proportionate share of the total annual operating costs for the building in excess of the base operating costs (13.4%). Base year of 2027. Furniture is not included with the leased space.