



FOR LEASE: (4) 1,500 SF OFFICE/RETAIL SUITES

1355 N Bluff Rd., Collinsville, IL 62234

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

1355 N Bluff Rd., Collinsville, IL 62234



LOCATION OVERVIEW

1355 North Bluff Road offers professional office users a well-connected, cost-efficient location at the heart of the Metro East's strongest growth corridor — minutes from I-255, I-270, Glen Carbon, and Edwardsville, with immediate access to an educated, high-income workforce and an expanding regional business community.

OFFICE/RETAIL SUMMARY

1355 N BLUFF RD

LISTING # 73

LOCATION DETAILS:

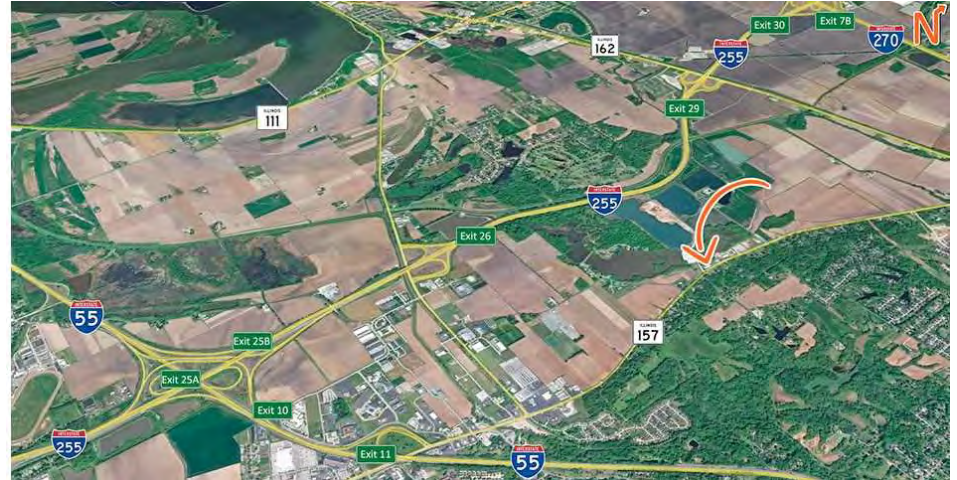
Parcel # 13-2-21-17-00-000-052
County: IL - Madison
Zoning: B-1 - City of Collinsville

PROPERTY OVERVIEW:

Building SF: 12,000
Vacant SF: 6,000
Min Divisible SF: 1,500
Max Contig SF: 4,500
Office SF: 6,000
Retail SF: 6,000
Lot Size: 1.58 Acres
Frontage: 401
Depth: 213
Parking Spaces: 50
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2004
Building Class: B
Ceilings: 9'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$14.00/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$24,198.92

DEMOGRAPHICS:

Traffic Count: 7700

PROPERTY DESCRIPTION:

1500-4500 SF space available for lease. Located between Collinsville and Edwardsville with excellent visibility on Route 157- 7,700 Daily Traffic Count. Less Than 3 Miles to I-255 & I-55/70. Each suite is move-in ready and thoughtfully appointed for professional office use, featuring nine-foot ceilings that create an open, spacious feel, quality flooring, and professional-grade lighting. Tenants benefit from individual climate control. This building is particularly well-suited for attorneys, financial advisors, insurance professionals, healthcare administrators, consultants, and other professional services firms seeking right-sized, low-overhead office space with a professional image and strong regional accessibility.



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