FOR LEASE

2229 S State Route 157
Edwardsville, IL 62025

3,151 SF OFFICE SUITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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Designated Managing Broker
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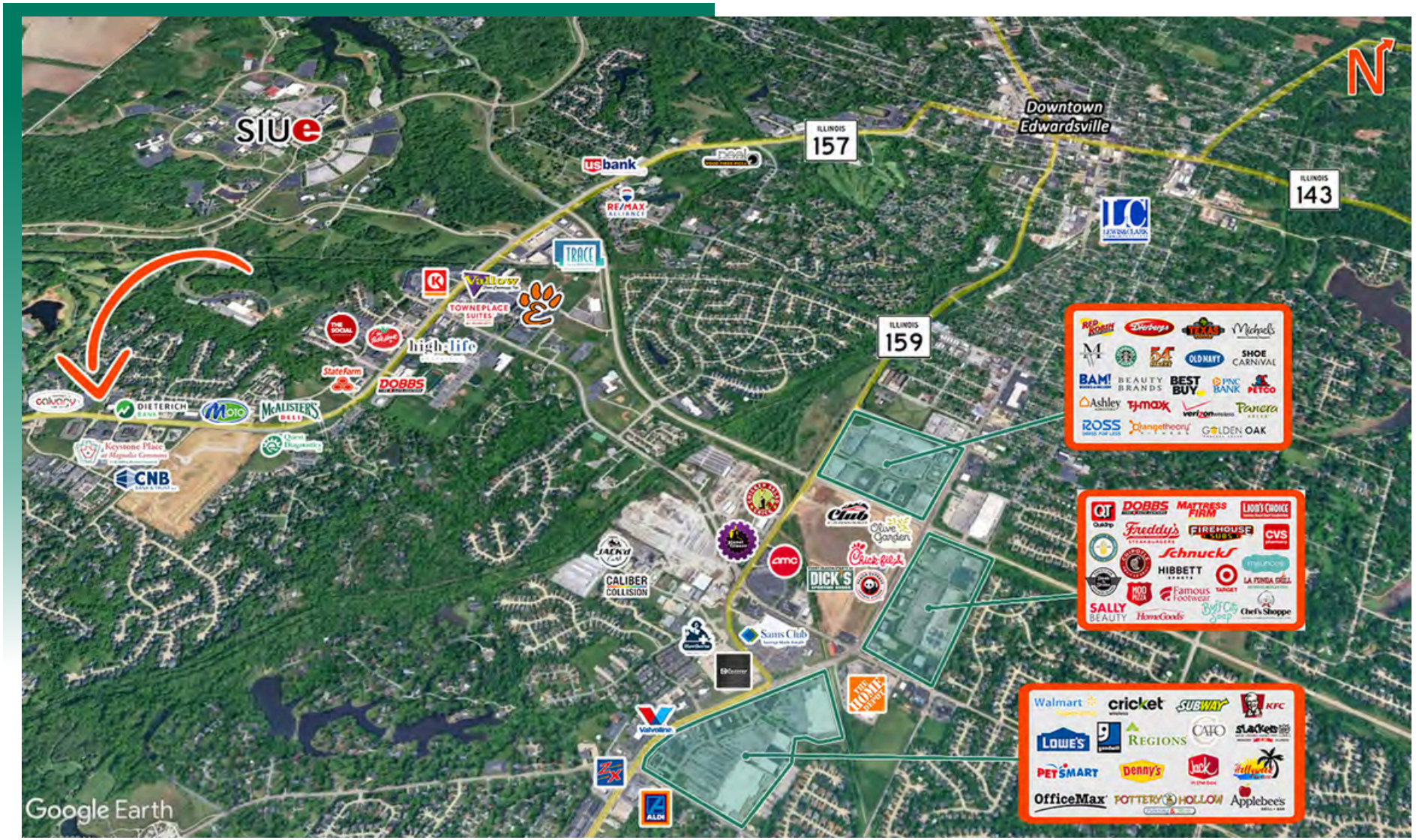
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2229 S State Route 157, O'Fallon, IL 62025



LOCATION OVERVIEW

Located on IL 157 in the heart of Edwardsville's office and medical corridor near Sunset Hills Country Club. Less than 5 minutes from I-270 and less than 10 minutes from the Madison County Courthouse.

FLOOR PLAN & SUITE INFORMATION

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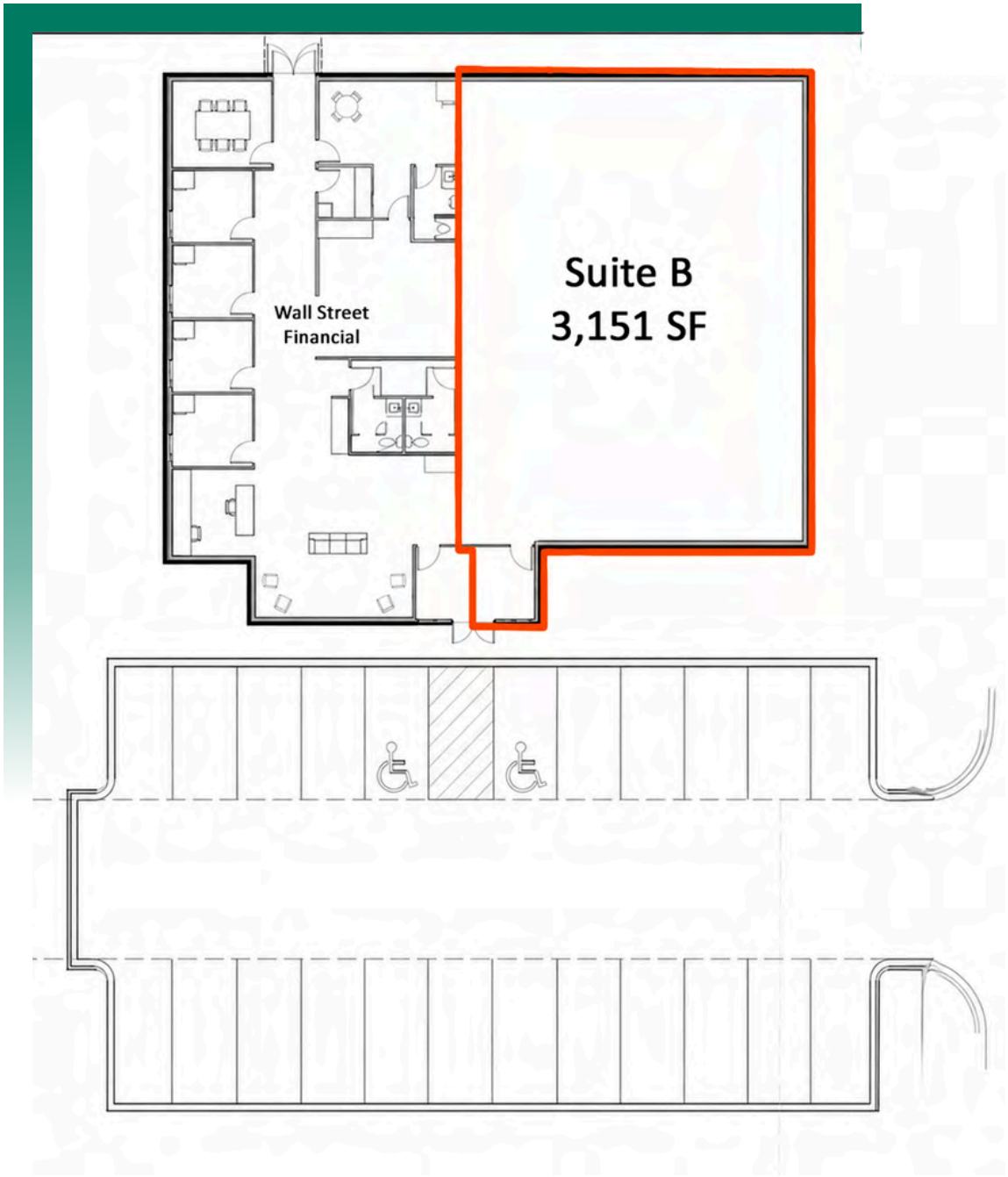

*Not to scale

HIGHLIGHTS

- 3,151 SF available in one of the area's most prominent and established office developments
- Incredible visibility and access from IL-157 with an ADT of 16,100
- Well positioned between I-270 and downtown Edwardsville County Courthouse
- Landlord will negotiate a tenant improvement allowance

OFFICE/RETAIL SUMMARY

2229 S STATE ROUTE 157

LISTING # 3298

LOCATION DETAILS:

Parcel #	14-2-15-21-04-405-002
County:	IL - Madison
Zoning:	PUD

PROPERTY OVERVIEW:

Building SF:	6,355
Vacant SF:	3,151
Min Divisible SF:	3,151
Max Contig SF:	3,151
Office SF:	3,151
Signage:	Building
Lot Size:	0.93 Acres
Frontage:	125
Depth:	290
Parking Spaces:	25
Parking Surface Type:	Concrete

STRUCTURAL DATA:

Year Built:	2026
Building Class:	B
Ceilings:	10'
Construction Type:	Brick, Exterior - Block, Mixed

LEASE INFORMATION:

Lease Rate:	$26.00/SF
Lease Type:	NNN
NNN Expenses:	$5.00

FINANCIAL INFORMATION:

Taxes:	$15,708.60
Tax Year:	2025

DEMOGRAPHICS:

Traffic Count:	16100

PROPERTY DESCRIPTION:

Recently built commercial space, with great exposure and prominent signage opportunity on IL-157. This space is ready to be built out to your specific needs. Tenant improvement allowance is negotiable.

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