

FOR LEASE

3 Professional Dr.,
Alton, IL 62002



2,080 SF PROFESSIONAL SERVICES OFFICE SUITE

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

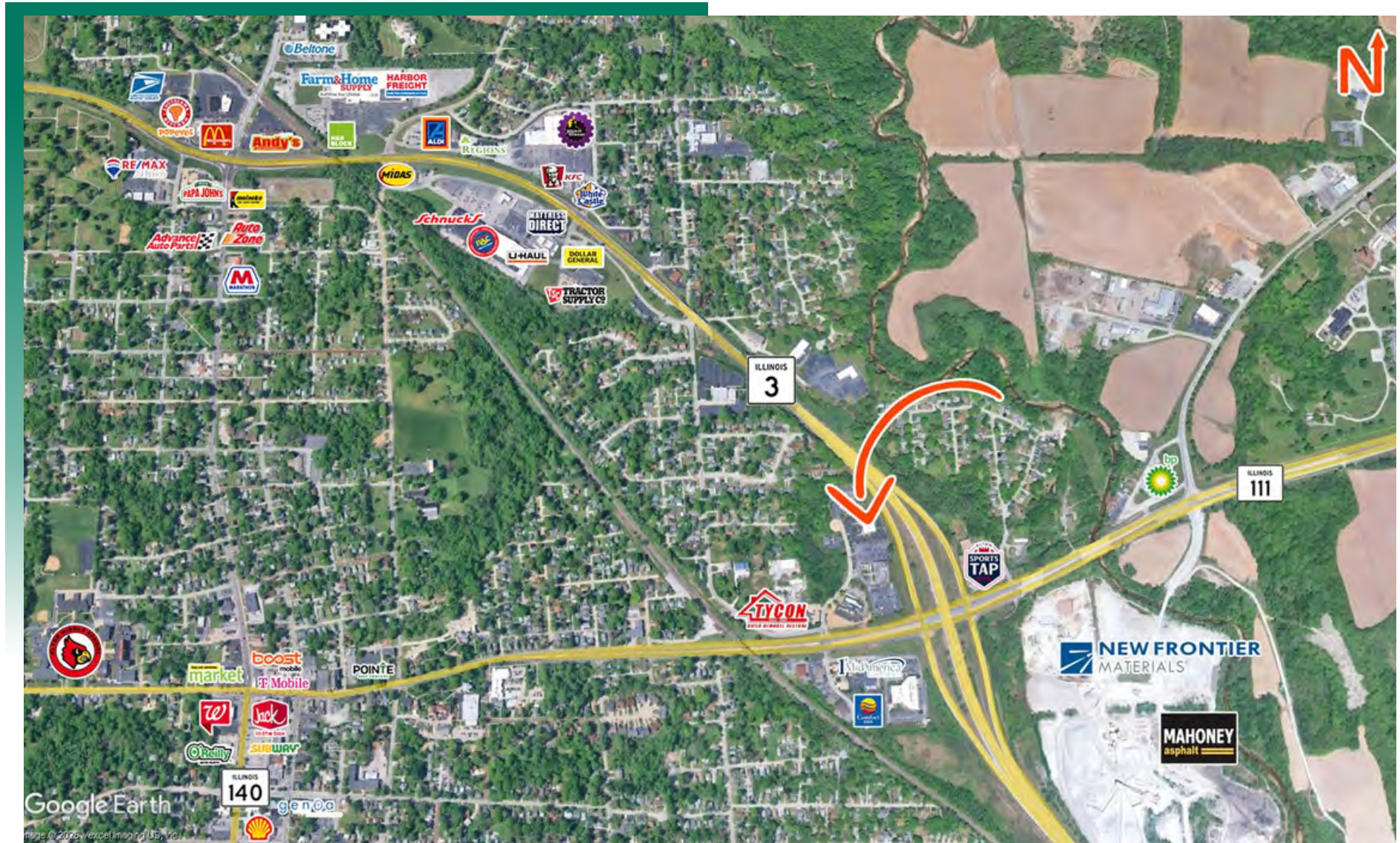
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

3 Professional Dr., Alton, IL 62002



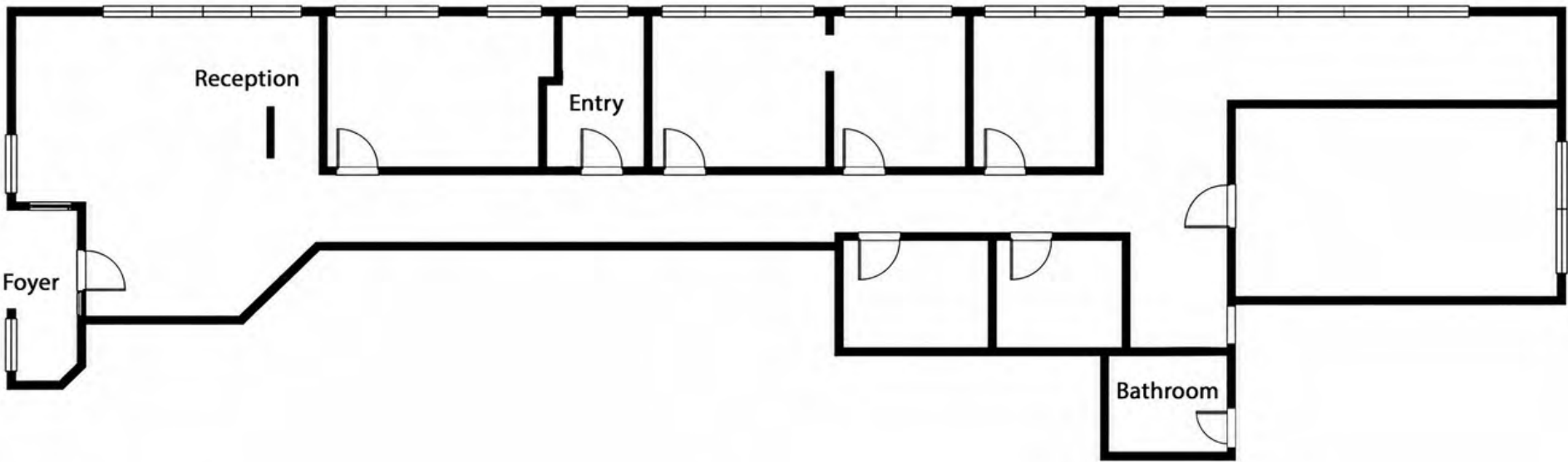
LOCATION OVERVIEW

Located at IL Rt 3 and College Ave (Rt 111) interchange.

FLOOR PLAN & PROPERTY INFORMATION

3 Professional Dr., Alton, IL 62002

*Not to scale



MOVE-IN READY

2,080 SF professional office suite available immediately

FIRST-FLOOR SUITE

Suite C at 3 Professional Drive

FUNCTIONAL LAYOUT

5 private offices plus dedicated waiting room

FULLY BUILT OUT

Central heating and air, private restrooms, and kitchen area

AMPLE PARKING

68 surface spaces plus 4 covered spaces

BUILDING AMENITIES

24/7 keycard access and on-site security system

ACCESSIBLE SPACE

Fully wheelchair-accessible layout

IDEAL USES

Medical, legal, consulting, or other professional services; previously used as a medical office

PROPERTY PHOTOS

3 Professional Dr., Alton, IL 62002

RECEPTION/ADMIN



OFFICE/BREAK ROOM



OFFICE



OFFICE



OFFICE



OFFICE/RETAIL SUMMARY

3 PROFESSIONAL DR., ALTON, IL 62002

LISTING # 3318

LOCATION DETAILS:

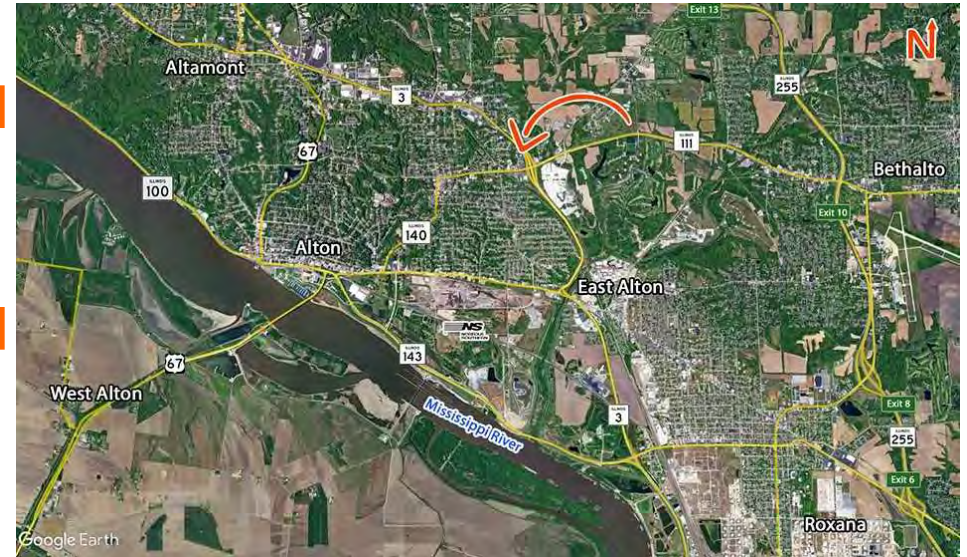
Parcel # 23-2-08-08-05-101-056
County: IL - Madison
Zoning: C-2

PROPERTY OVERVIEW:

Building SF: 10,000
Vacant SF: 2,080
Usable Sqft: 10,000
Min Divisible SF: 2,080
Max Contig SF: 2,080
Office SF: 2,080
Signage: Marquee
Lot Size: 1.57 Acres
Parking Spaces: 72
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1996
Renovated: 1996
Building Class: B



LEASE INFORMATION:

Lease Rate: \$16.50/SF
Lease Type: NNN
NNN Expenses: \$6.25

DEMOGRAPHICS:

Traffic Count: 23,150

PROPERTY DESCRIPTION:

Move-in ready 2,080 SF professional services office suite available immediately in a well-maintained Class B building at 3 Professional Dr. Well-suited for medical, legal, or consulting practice needs. Last used as a medical office. The available space is on the 1st Floor, Suite C (2,080 SF). Key Features & Layout: 5 private offices plus a dedicated waiting room, full build-out with central air and heating, private restrooms and a kitchen area, and fully wheelchair-accessible. Building Amenities: 24/7 keycard access, on-site security system, and ample parking (68 surface, 4 covered spaces).



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