



FOR LEASE > 2,565 SF OFFICE/MEDICAL BUILDING

5 Country Club Executive Park, Glen Carbon, IL 62034

BARBERMURPHY

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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

5 Country Club Executive Park, Glen Carbon, IL 62034



LOCATION OVERVIEW

This property has exceptional regional connectivity, positioned along the IL-157 corridor in Glen Carbon, one of the community's primary commercial and development corridors within the St. Louis Metro East. Located just over one mile from I-270, with convenient access to I-55, I-70, and I-255, providing efficient connections throughout Southern Illinois and the greater St. Louis metropolitan area.

FLOOR PLAN

5 Country Club Executive Park, Glen Carbon, IL 62034



*Not to scale

PROPERTY PHOTOS

5 Country Club Executive Park, Glen Carbon, IL 62034

WAITING ROOM



VESTIBULE



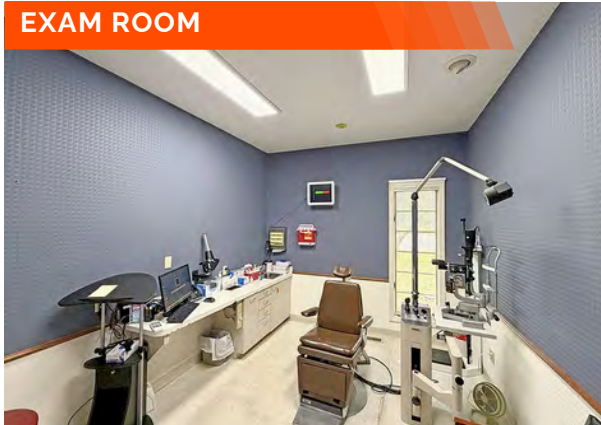
HALLWAY (4 EXAM ROOMS)



EXAM ROOM



EXAM ROOM



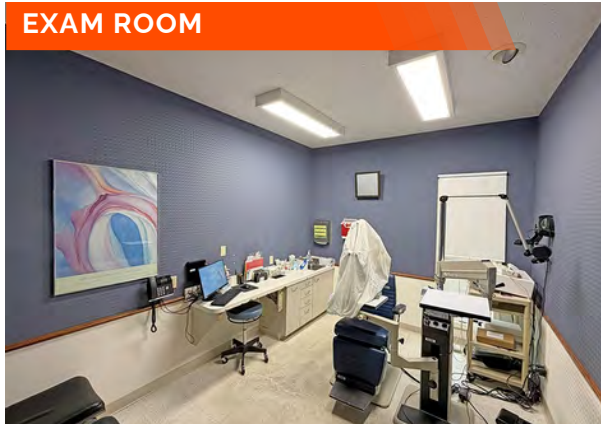
SIGNAGE



EXAM ROOM



EXAM ROOM



PROPERTY PHOTOS

5 Country Club Executive Park, Glen Carbon, IL 62034

RECEPTION/ADMINISTRATION



BACK OFFICE



PRIVATE OFFICE



EMPLOYEE LOUNGE



KITCHENETTE



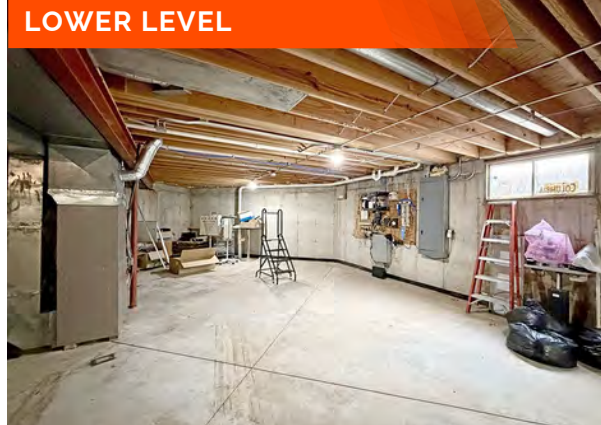
LABORATORY



OPEN AREA



LOWER LEVEL



LOWER LEVEL



OFFICE/RETAIL SUMMARY

5 COUNTRY CLUB EXECUTIVE PARK, GLEN CARBON, IL 62034

LISTING # 3327

LOCATION DETAILS:

Parcel # 14-2-15-21-04-402-003
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 2,565
Vacant SF: 2,565
Usable Sqft: 2,565
Min Divisible SF: 2,565
Max Contig SF: 2,565
Office SF: 2,565
Signage: Monument
Lot Size: 0.61 Acres
Frontage: 200
Depth: IRR
Parking Spaces: 20
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1995
Building Class: B
Ceilings: 9'-10'
Construction Type: Wood Frame



LEASE INFORMATION:

Lease Rate: \$7.00/SF - \$23.00/SF
Lease Type: NNN
NNN Expenses: \$5.00

FINANCIAL INFORMATION:

Taxes: \$14,049.12
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 16,600

PROPERTY DESCRIPTION:

Single-story brick medical office building in the Country Club Executive Park in Glen Carbon. 4 exam rooms with sinks, 1 private office, laboratory, oversized waiting room, centralized reception area, back office administration, break room, and employee lounge. ADA restroom accessible inside vestibule entrance. An additional 2,565 SF available on lower level for storage and/or future build-out. ADA Restroom. Monument Signage. Tenant Improvements are negotiable.
Main level pricing = \$23/SF + NNN.
Lower level pricing = \$7/SF + NNN.