

BRONZE POINTE
OFFICE PARK

FOR LEASE

**2 Bronze Pointe,
Suite A
Swansea, IL 62226**

Suite A: 2,044 SF

2,044 SF PROFESSIONAL OFFICE SUITE

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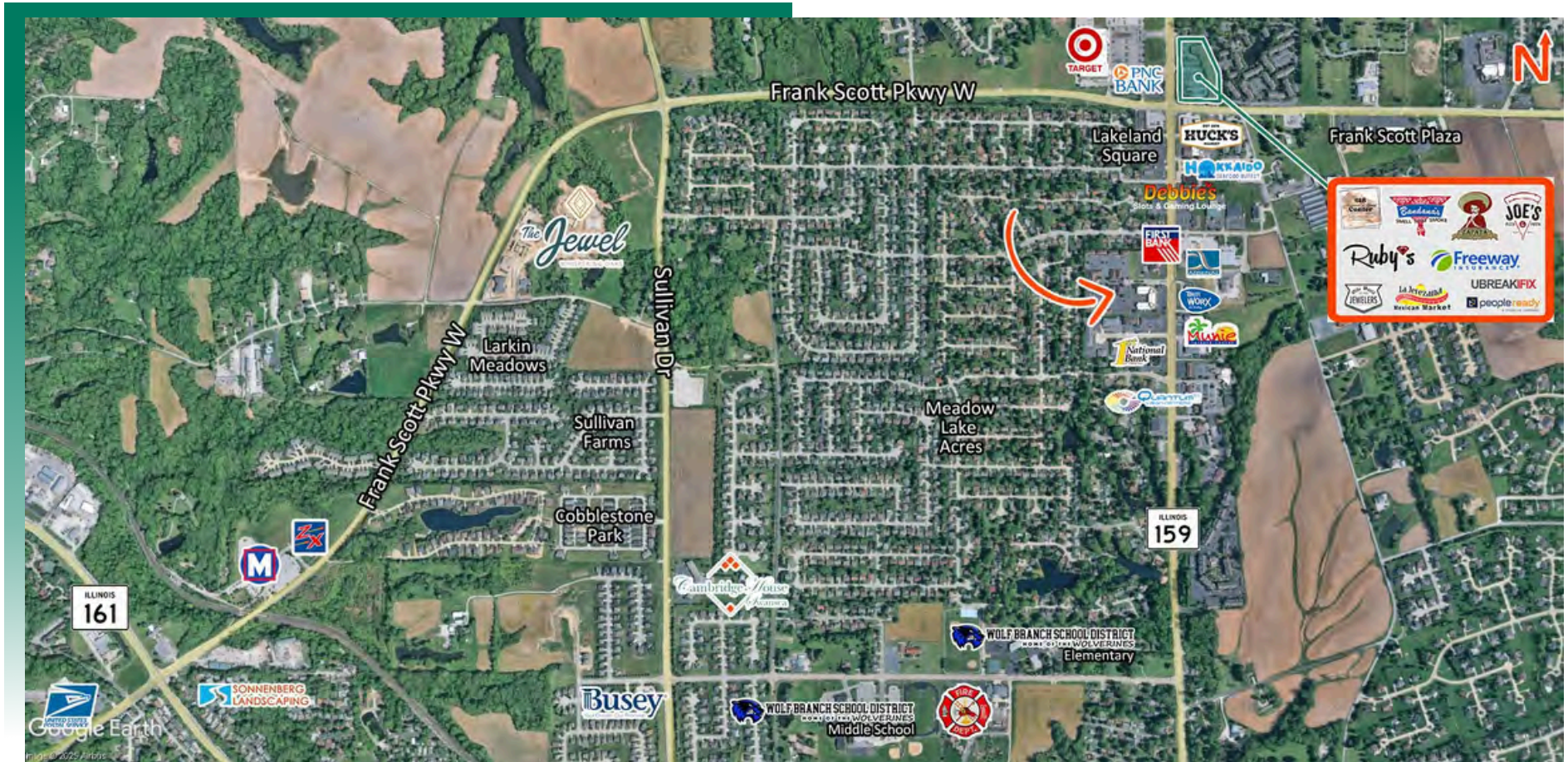
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

2 Bronze Pointe, Swansea, IL 62226

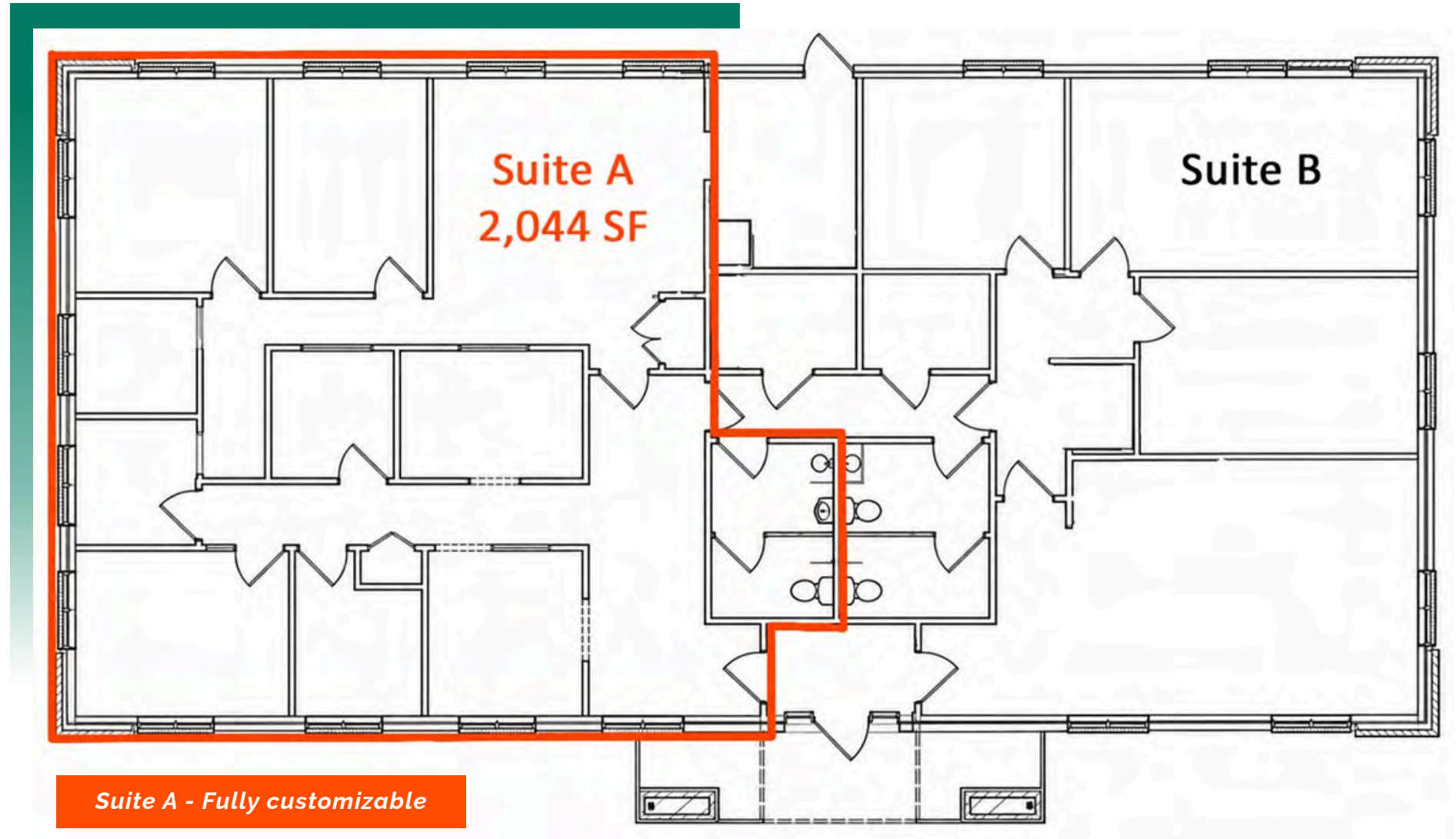


LOCATION OVERVIEW

Highly visible office in a busy commercial area along IL-159 near the Frank Scott Parkway interchange. Close to numerous amenities and just 2 miles from I-64 for easy regional access.

FLOOR PLAN

2 Bronze Pointe, Swansea, IL 62226



*Not to scale

PROPERTY PHOTOS & INFORMATION

2 Bronze Pointe, Swansea, IL 62226

SPACE AERIAL



OFFICE - Current Leaseable Space



Photos shown below are of renovated Suite B and illustrate the potential for Suite A, which is fully customizable to meet your needs.

CONFERENCE ROOM



CONFERENCE ROOM



KITCHENETTE



OFFICE



SPACE & LAYOUT

- 2,044 SF professional office space
- 6 private offices
- Large conference room
- Dedicated waiting room

AMENITIES

- Kitchenette / break area
- Dedicated IT rack room
- Private in-suite restroom

CUSTOM BUILDOUT

- Will be fully remodeled by Union Contractors
- Customizable layout to fit tenant needs
- Tenant-selected flooring & paint finishes

OFFICE/RETAIL SUMMARY

2 BRONZE POINTE, SWANSEA, IL 62226

LISTING # 3326

LOCATION DETAILS:

Parcel # 08-04.0-206-039
County: IL - St. Clair
Zoning: PB - Planned Business - Swansea

PROPERTY OVERVIEW:

Building SF: 3,486
Vacant SF: 2,044
Min Divisible SF: 2,044
Max Contig SF: 2,044
Office SF: 2,044
Signage: Monument,Building
Lot Size: 0.12 Acres
Frontage: 52
Depth: 93
Parking Spaces: 28
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1998
Renovated: 2023
Building Class: B
Ceilings: 7'-9'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$16.00/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$10,318.22
Tax Year: 2026

DEMOGRAPHICS:

Traffic Count: 17700

PROPERTY DESCRIPTION:

2,044 SF professional office building available for lease. The current suite includes 6 private offices, a large conference room, a waiting room, a kitchenette, an IT rack room, and a private restroom. This space will be fully remodeled by Union Contractors to your specifications — choose your preferred layout, flooring, and paint to create a workspace tailored to your team's needs.