

FOR
LEASE

637 SF - 8,712 SF CLASS A OFFICE SPACE

455 Salem Place, Fairview Heights, IL 62208



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AREA MAP



PROPERTY SUMMARY

- 5 Office Suites Available totaling 8,712 SF
- Building Remodeled in summer 2022
- 637 SF to 8,712 SF Available
- Visible from I-64, 7,200 ADT
- Class A Shared Common Space, Community Area and Restrooms
- On site management

LEASE RATE: \$17.00/SF, NNN

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IMAGES



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Listing No: 2595
Retail
Office

455 Salem Place
 Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$17.00
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Located directly next to Interstate I-64/40 with great visibility
 5 Office Suites Available totaling 8, 712 SF
 Class A shared common space, community area and bathrooms
 On Site Management

Comments

Total SF Available: 8,712 SF
Min Divisible SF: 637 SF

SQUARE FOOT INFO:

Building Total: 18,000 SF
Total Available: 8,712 SF
Direct Lease: 8,712 SF
Sublease:
Office:
Retail:
Min Divisible: 637 SF
Max Contiguous: 4,545 SF

LAND MEASUREMENTS:

Acres: 1.35
Frontage: 180 FT
Depth: 180 FT

PROPERTY INFORMATION:

Parcel No:	03-27.0-100-059	TIF:	No	Parking:	60
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	PB, Planned Business	Survey:	No	Traffic Count:	74,300 (I-64)
Zoning By:	Fairview Heights	Environmental:	No	Property Tax:	\$20,286.80
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Retail/Piano Distributors				



STRUCTURAL DATA:

Year Built:	1978	Clearance Min:		Exterior:	Stucco
Rehab Year:	2022	Clearance Max:		Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	Yes
Class:					

Listing Broker(s)

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