

637 SF – 4,252 SF CLASS A OFFICE SUITES

455 Salem Place, Fairview Heights, IL 62208



BARBERMURPHY

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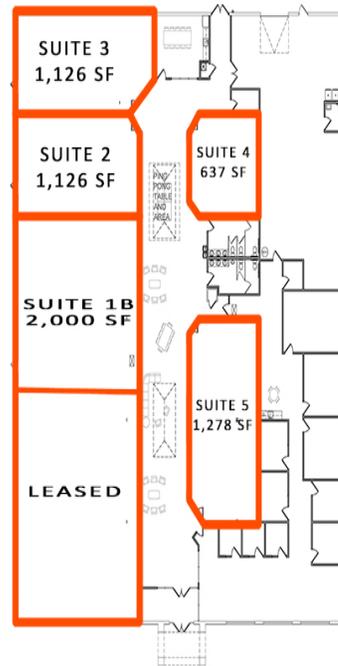
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INTERIOR IMAGES & FLOOR PLAN



Class A Office Suites

Located in the Fairview Executive Business Park

(5) Spaces ranging from 637 SF to 4,252 Contiguous SF

Shared Common Space, Community Area and Restrooms

Building Remodeled in summer 2022

On site management

LEASE RATE:
\$22.00/SF
Full Service

EXTERIOR IMAGES / AREA MAP



High Visibility & Access to I-64; Exit 12
74,300 ADT on I-64
Proximity to the retail epicenter of Fairview Heights
Monument and Building Signage Available



SUITE 2



SUITE 3

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: \$22.00
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Tremendous Interstate Visibility and Access via frontage road. Newly renovated Class A suites (5) available with shared access to common areas, access and restrooms. On Site Management Tenant improvements negotiable. All utilities and CAM charges included with lease rate, except for janitorial services and internet data (WiFi).

Comments

Newly remodeled Class A Office Building in high visibility location on I-64 Frontage Rd.

Total SF Available: 6,212 SF
Min Divisible SF: 637 SF

SQUARE FOOT INFO:

Building Total: 18,000 SF
Total Available: 6,212 SF
Direct Lease: 6,212 SF
Sublease: 0 SF
Office: 6,212 SF
Retail: 0 SF
Min Divisible: 637 SF
Max Contiguous: 4,252 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:	\$20,816.98
Complex:		Archaeological:	No	Tax Year:	2022
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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