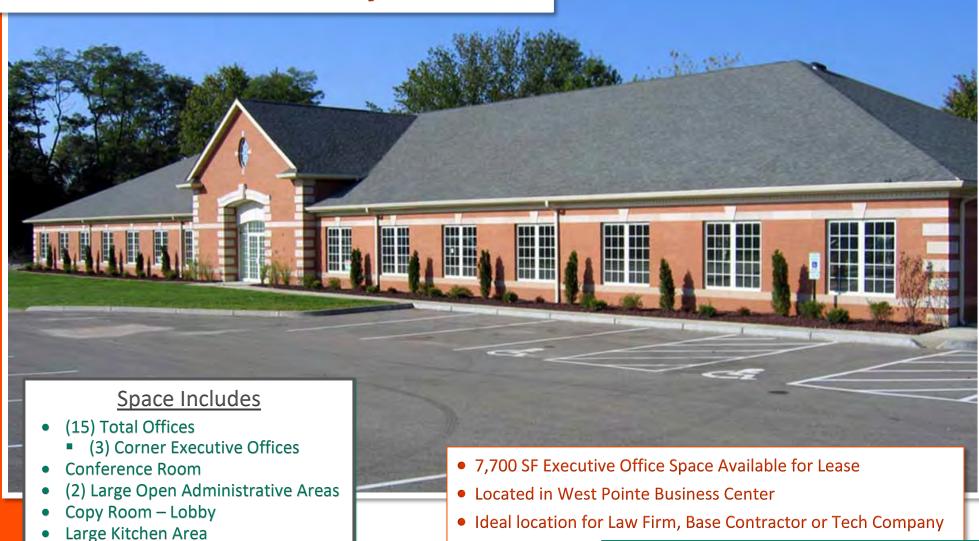
Executive Office Space



BARBERMURPH

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

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Lease Rate: \$16.00 PSF, Modified Gross

West Pointe Business Center | 228 West Pointe Drive, Swansea, IL







Listing No: 569

Office

228 West Pointe Drive Swansea, IL 62226

SALE INFORMATION:

For Sale: No

Sale Price: Sale Price/SF: CAP Rate: GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$16.00
Lease Type: Modified
Gross

Net Charges: CAM Charges: Lease Term:

Leasing Comments:

7,700 SF Executive Office Space for Lease. Located in West Pointe Business Center.

Total SF Available: 7,700 SF Min Divisible SF: 7,700 SF

SQUARE FOOT INFO:

15.700 SF **Building Total:** 7,700 SF **Total Available:** 7,700 SF Direct Lease: 0 SF Sublease: Office: 7.700 SF Retail: 0 SF Min Divisible: 7.700 SF Max Contiguous: 7,700 SF

LAND MEASUREMENTS:

Acres:

Frontage: 380 FT

Depth:



PROPERTY INFORMATION:

Parcel No: 08-04.0-207-039 TIF: No Parking: 64 St. Clair No County: **Enterprise Zone: Surface Type:** Asphalt B-1 No 19,300 Zoning: Survey: **Traffic Count:** Swansea No Zoning By: **Environmental: Property Tax:**

Complex: West Pointe Business Archaeological: No Tax Year:

Center

Prior Use:

STRUCTURAL DATA:

Year Built: 2003 Clearance Min: Exterior: Brick

Rehab Year: Clearance Max: Bay Spacing: Floors: 1 Floor Drains: Sprinklers:

Class: B

Listing Broker(s)

 Paul Murphy
 Tony Smallmon

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Comments

This Space is ideal for a Medical user, large Law Firm, Base Contractor or Tech Company. 15 total Offices, including 3 Corner Executive Offices, Conference Room, Large Kitchen Area, Copy Room and 2 large open Administrative Areas.

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