

West Pointe Business Center

Executive Office Space

228 West Pointe Drive
Swansea, IL 62226



Space Includes

- (15) Total Offices
 - (3) Corner Executive Offices
- Conference Room
- (2) Large Open Administrative Areas
- Copy Room – Lobby
- Large Kitchen Area

- 7,700 SF Executive Office Space Available for Lease
- Located in West Pointe Business Center
- Ideal location for Law Firm, Base Contractor or Tech Company

Lease Rate: \$16.00 PSF, Modified Gross

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Paul Murphy
Designated Managing Broker
C: 618.954.9901
Paul@barbermurphy.com

Tony Smallmon
C: 618.407.4240
TonyS@barbermurphy.com



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



Listing No: 569

Office

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

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SALE INFORMATION:

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

SQUARE FOOT INFO:

Building Total: 15,700 SF
Total Available: 7,700 SF
Direct Lease: 7,700 SF
Sublease: 0 SF
Office: 7,700 SF
Retail: 0 SF
Min Divisible: 7,700 SF
Max Contiguous: 7,700 SF



LEASE INFORMATION:

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

LAND MEASUREMENTS:

Acres:
Frontage: 380 FT
Depth:

Net Charges:
CAM Charges:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 08-04.0-207-039	TIF: No	Parking: 64
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-1	Survey: No	Traffic Count: 19,300
Zoning By: Swansea	Environmental: No	Property Tax:
Complex: West Pointe Business Center	Archaeological: No	Tax Year:
Prior Use:		

Leasing Comments:

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

STRUCTURAL DATA:

Year Built: 2003	Clearance Min:	Exterior: Brick
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

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.

Listing Broker(s)

Paul Murphy Office: 618-277-4400 paul@barbermurphy.com Cell: (618) 954-9901	Tony Smallmon Office: (618) 277-4400 tonys@barbermurphy.com Cell: (618) 407-4240
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