

# Fountains at Fairview Professional Office Space for Lease

343 Fountains Pkwy, Fairview Heights, IL 62208



Lease Rate: \$16.50 per SF, Gross

- 2,082 SF Professional Office Space Available
- Located in the Fountains at Fairview Office Park
- Monument Signage Available
- Broker has an ownership interest

**BARBERMURPHY**

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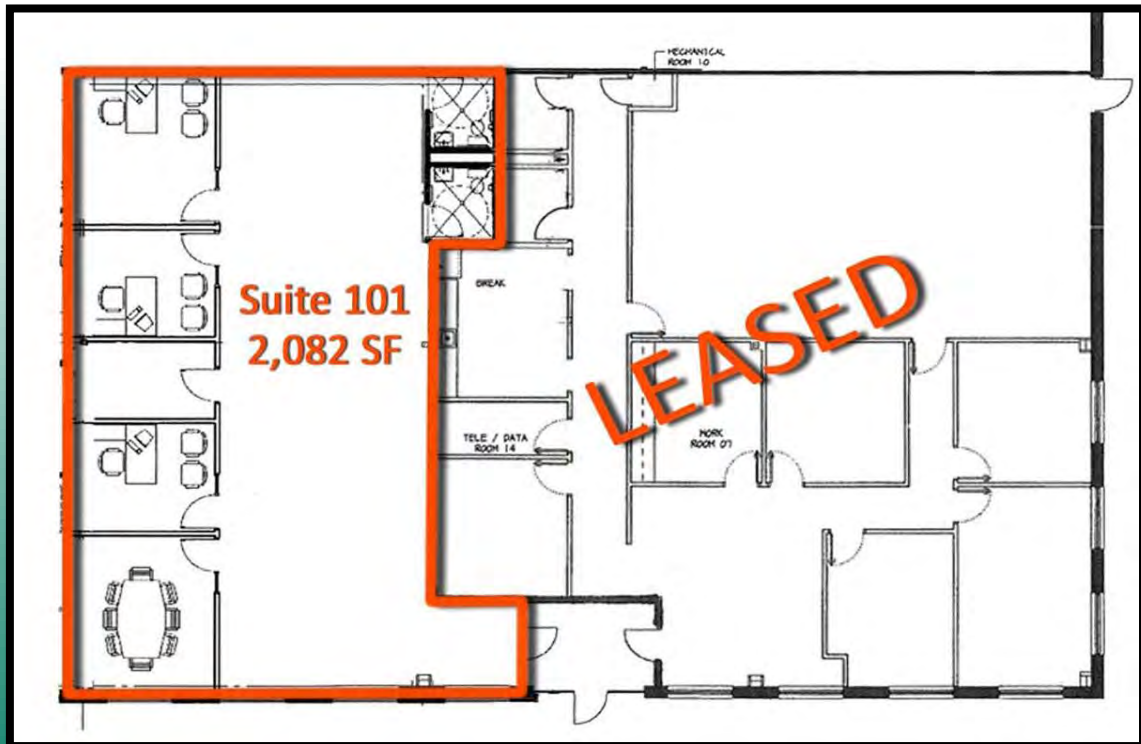


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





**BARBER MURPHY**





# Area Map





**Listing No:** 996

**Office**

343 Fountains Parkway  
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:** \$16.50  
**Lease Type:** Modified Gross

**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

New carpet and paint with 3 year lease.

**Total SF Available:** 2,082 SF  
**Min Divisible SF:** 2,082 SF

**SQUARE FOOT INFO:**

**Building Total:** 23,362 SF  
**Total Available:** 2,082 SF  
**Direct Lease:** 2,082 SF  
**Sublease:** 0 SF  
**Office:** 2,082 SF  
**Retail:** 0 SF  
**Min Divisible:** 2,082 SF  
**Max Contiguous:** 2,082 SF

**LAND MEASUREMENTS:**

**Acres:** 2.50  
**Frontage:**  
**Depth:**

**PROPERTY INFORMATION:**

|                                       |                            |                                  |
|---------------------------------------|----------------------------|----------------------------------|
| <b>Parcel No:</b> 03-22.0-305-010     | <b>TIF:</b> No             | <b>Parking:</b> 4.5/1000         |
| <b>County:</b> St. Clair              | <b>Enterprise Zone:</b> No | <b>Surface Type:</b> Asphalt     |
| <b>Zoning:</b> B-3                    | <b>Survey:</b> Yes         | <b>Traffic Count:</b>            |
| <b>Zoning By:</b> Fairview Heights    | <b>Environmental:</b> Yes  | <b>Property Tax:</b> \$50,665.00 |
| <b>Complex:</b> Fountains at Fairview | <b>Archaeological:</b> Yes | <b>Tax Year:</b> 2019            |
| <b>Prior Use:</b>                     |                            |                                  |



**Comments**

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**STRUCTURAL DATA:**

|                         |                       |                        |
|-------------------------|-----------------------|------------------------|
| <b>Year Built:</b> 2007 | <b>Clearance Min:</b> | <b>Exterior:</b> Brick |
| <b>Rehab Year:</b> 2013 | <b>Clearance Max:</b> | <b>Bay Spacing:</b>    |
| <b>Floors:</b> 1        | <b>Floor Drains:</b>  | <b>Sprinklers:</b> Yes |
| <b>Class:</b>           |                       |                        |

**Listing Broker(s)**

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