

FOR LEASE

BUSINESS CENTER II
13 Executive Drive
Fairview Heights, IL 62208



FOR INFORMATION
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

FLEX SPACE - 5 SUITES AVAILABLE

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

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com

Collin Fischer - CCIM
Principal
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



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.

AREA MAP

13 Executive Dr., Fairview Heights, IL 62208

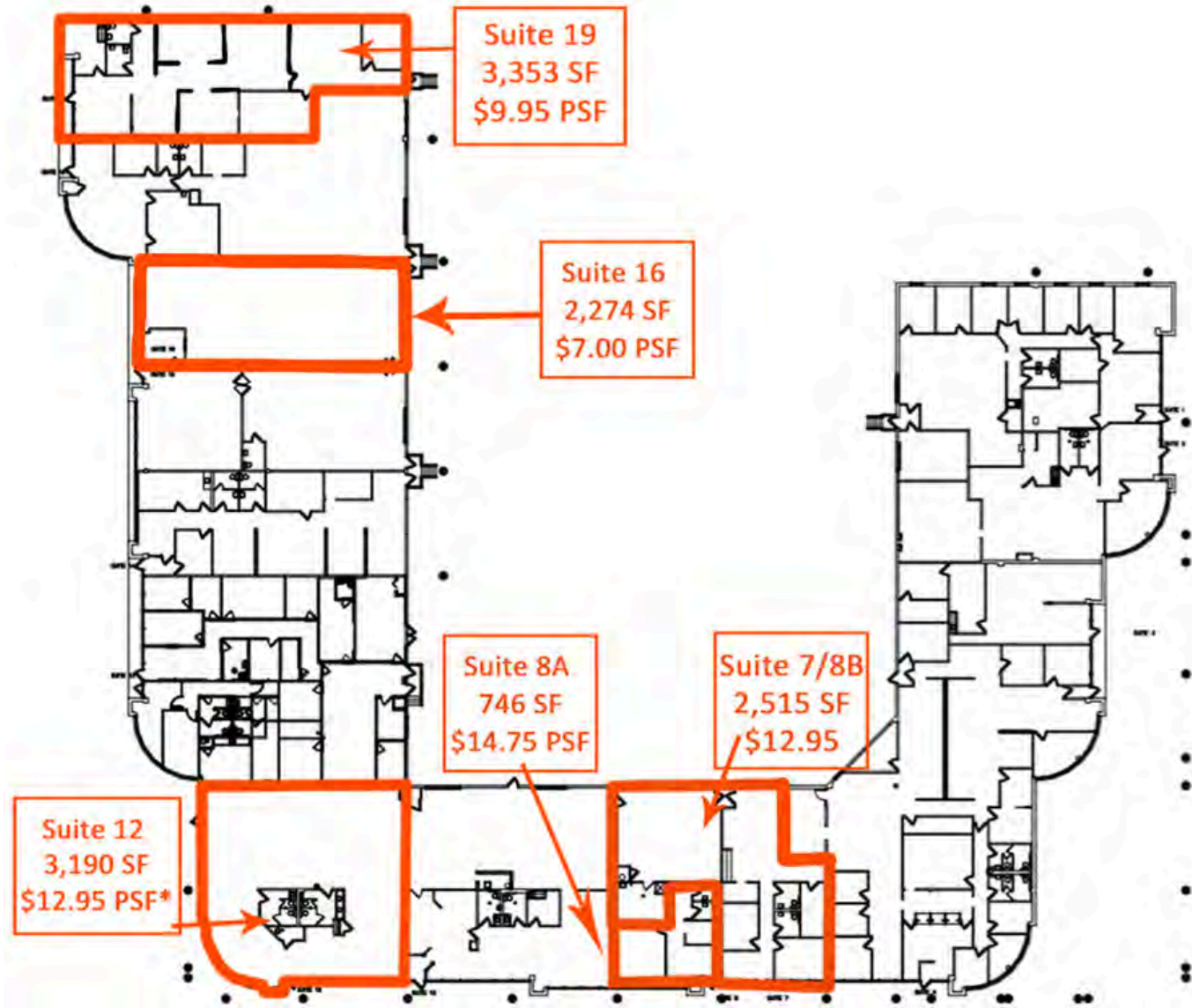


LOCATION OVERVIEW

Premier business center located in the Fairview Heights Office Park, bordered by I-64 and IL Route 159. Only 15 minutes from St. Louis and 30 minutes from Lambert St. Louis International Airport. 74,300 ADT (8,700 ADT on frontage road).

FLOOR PLAN

13 Executive Dr., Fairview Heights, IL 62208



*Not to scale

- Professional Office Space ranging from 746 SF - 3,353 SF
- One story flex building with overhead dock doors
- Tenant improvements negotiable

PROPERTY PHOTOS

13 Executive Drive, Fairview Heights, IL 62208

SUITE 19 ENTRANCE



SUITE 16 ENTRANCE



SUITE 16 INTERIOR WAREHOUSE



SUITE 16 WAITING ROOM



PROPERTY PHOTOS

13 Executive Drive, Fairview Heights, IL 62208

SUITE 16 DOCK DOOR



SUITE 12 ENTRANCE



SUITE 12 INTERIOR



PROPERTY PHOTOS

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SUITE 8A AND 7/8B ENTRANCE



SUITE 8A INTERIOR



SUITE 8A OFFICE



SUITE 7/8B OFFICE



PROPERTY PHOTOS

13 Executive Drive, Fairview Heights, IL 62208

SUITE 7/8B BACK OFFICE



SUITE 7/8B STORAGE



OFFICE/RETAIL PROPERTY SUMMARY

13 EXECUTIVE DR

LISTING # 1844

LOCATION DETAILS:

Parcel #: 03-22.0-301-021
County: IL - St. Clair
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 41,593
Direct Lease Sqft: 12,253
Office SF: 12,253
Min Divisible SF: 746
Max Contig SF: 3,353
Signage: Building
Lot Size: 3.89 Acres
Frontage: 422
Depth: 370
Parking Spaces: -
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Yr Renovated: 1995
Building Class: C
Ceilings: 7'- 14'
Construction Type: Exterior - Block



LEASE INFORMATION:

Lease Rate: \$7.00 - \$14.75
Lease Type: NNN
NNN Expenses: \$4.05

FINANCIAL INFORMATION:

Taxes: \$69,350.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 79,600 (I-64)

PROPERTY DESCRIPTION:

Premier business center located in the Fairview Heights Office Park, bordered by I-64 and IL Route 159. Leases starting from \$7.00/SF, As-Is. Tenant improvements are negotiable. *Suite 12 delivered in warm whitebox condition. TI Allowance included in pricing for Suite 12

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MIKE DURBIN
Broker Associate
C: (618) 960-8675
miked@barbermurphy.com

COLLIN FISCHER, CCIM
Principal
O: (618) 277-4400
C: (618) 420-2376
collinf@barbermurphy.com