

FOR LEASE

BUSINESS CENTER II
13 Executive Drive
Fairview Heights, IL 62208



FLEX SPACE - 5 SUITES AVAILABLE

BARBERMURPHY
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AREA MAP

13 Executive Dr., Fairview Heights, IL 62208

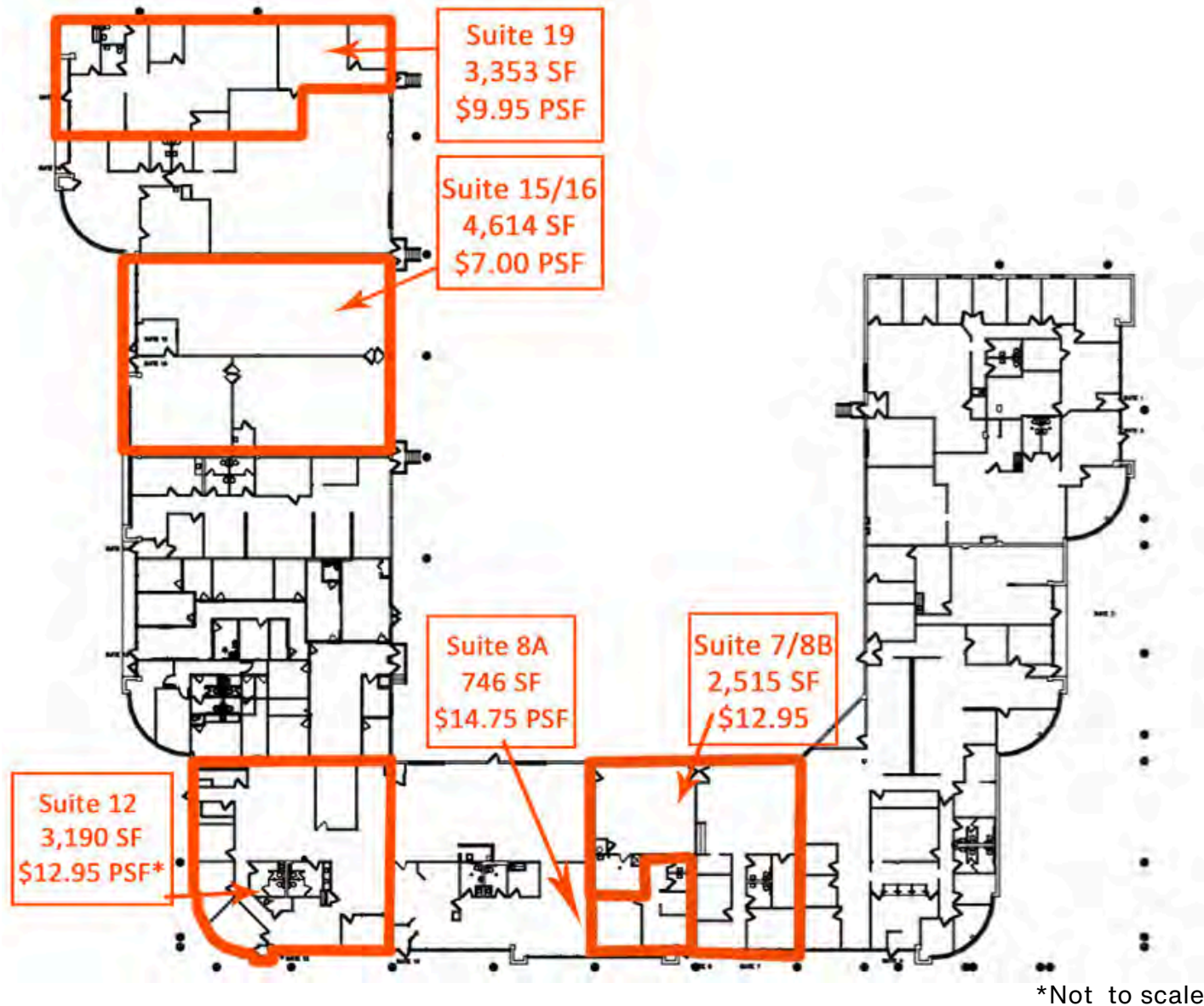


LOCATION OVERVIEW

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



- Professional Office Space ranging from 746 SF - 4,614 Contiguous SF
- One story flex building with overhead dock doors
- Tenant improvements negotiable

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: 14,593
Office SF: 14,593
Min Divisible SF: 746
Max Contig SF: 4,614
Signage: Building
Lot Size: 3.89 Acres
Frontage: 422
Depth: 370
Parking Spaces: 3.80/1000
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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