

# FOR LEASE

**BUSINESS CENTER II**  
13 Executive Drive  
Fairview Heights, IL 62208



**FLEX SPACE - 4 SUITES AVAILABLE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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.



## AREA MAP

13 Executive Dr., Fairview Heights, IL 62208

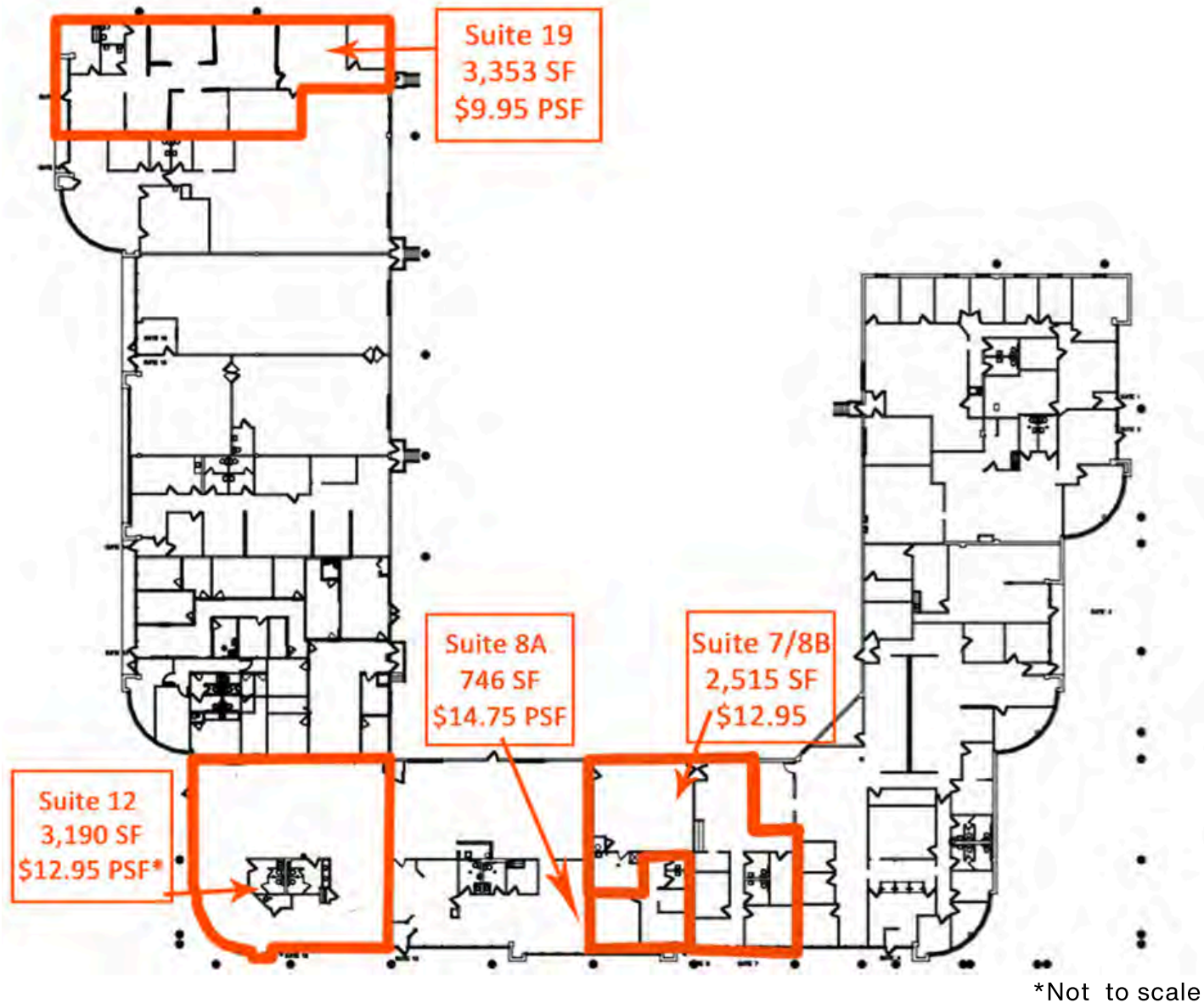


### LOCATION OVERVIEW

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 - 3,353 SF
- One story flex building with overhead dock doors
- Tenant improvements negotiable



# PROPERTY PHOTOS

13 Executive Drive, Fairview Heights, IL 62208

SUITE 12 ENTRANCE



SUITE 12 INTERIOR



SUITE 19 ENTRANCE





# PROPERTY PHOTOS

13 Executive Drive, Fairview Heights, IL 62208

SUITE 8A INTERIOR



SUITE 8A OFFICE



SUITE 8A & 7/8B ENTRANCE





# PROPERTY PHOTOS

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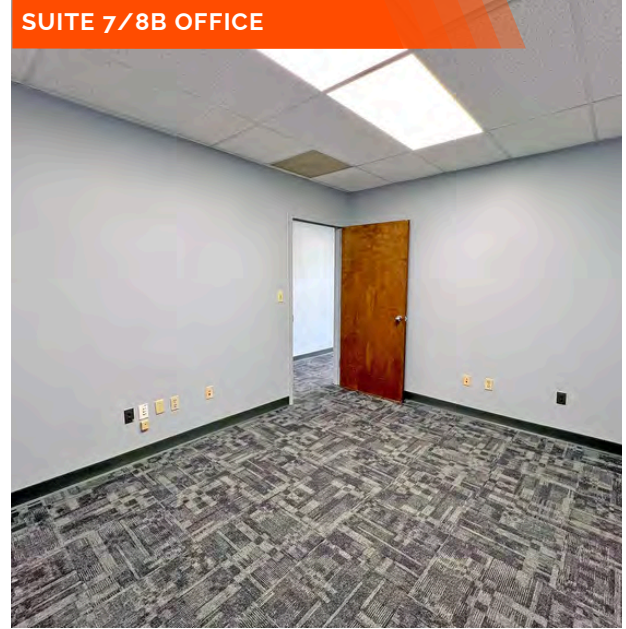
SUITE 7/8B OFFICE



SUITE 7/8B BACK OFFICE



SUITE 7/8B OFFICE



SUITE 7/8B RECEPTION



SUITE 7/8 B KITCHENETTE



# 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:** 9,979  
**Office SF:** 9,979  
**Min Divisible SF:** 746  
**Max Contig SF:** 3,353  
**Signage:** Building  
**Lot Size:** 3.89 Acres  
**Frontage:** 422  
**Depth:** 370  
**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:** \$9.95 - \$14.75  
**Lease Type:** NNN  
**NNN Expenses:** \$4.10

## FINANCIAL INFORMATION:

**Taxes:** \$75,204.06  
**Tax Year:** 2024

## 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 ranging from \$9.95/SF - \$14.75/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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