

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

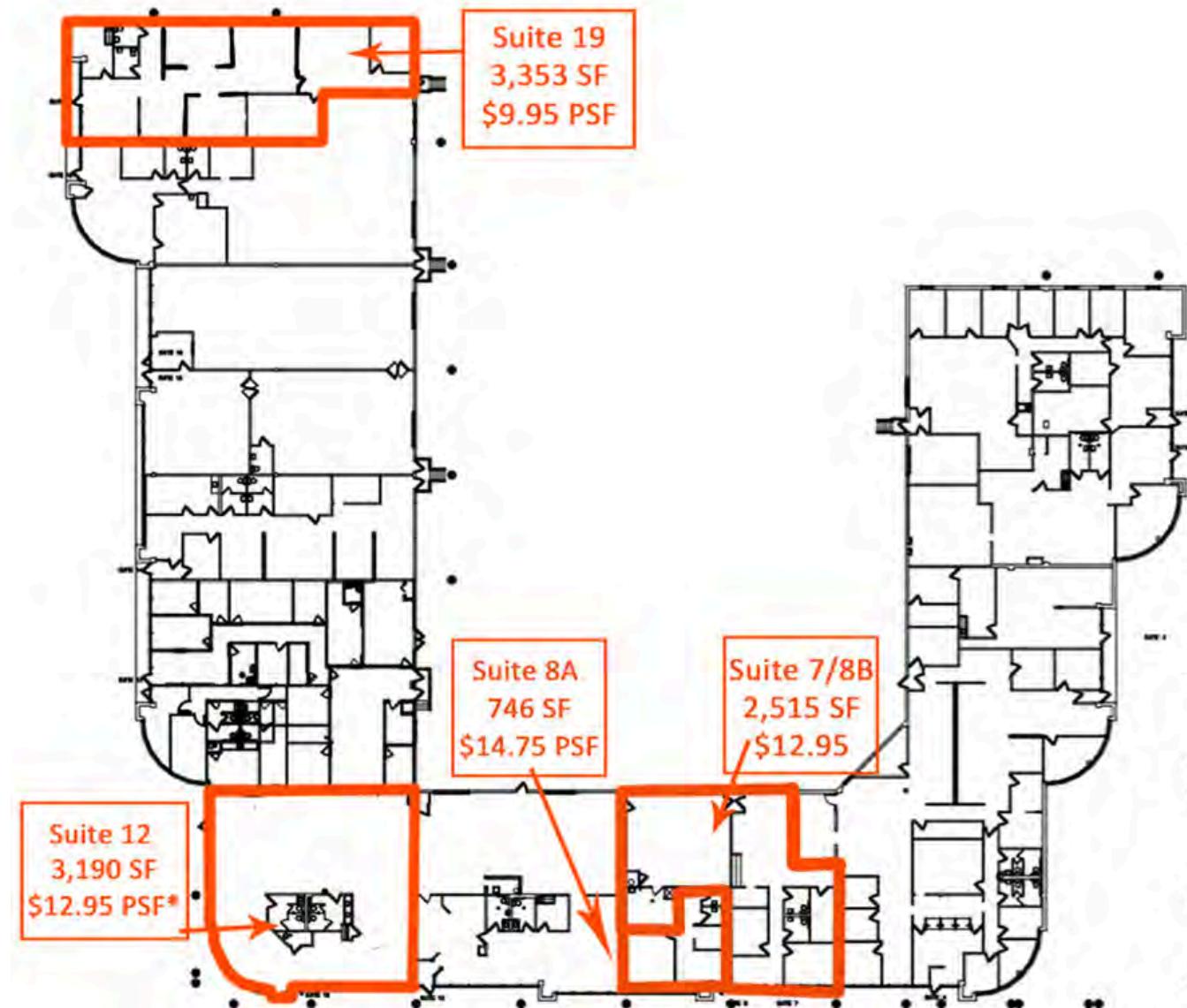


LOCATION OVERVIEW

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



*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 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

13 Executive Drive, Fairview Heights, IL 62208

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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