

# FOR LEASE

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



**FLEX SPACE - 3 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, SIOR**  
Designated Managing Broker  
Office: (618) 277-4400 (Ext. 20)  
Cell: (618) 420-2376  
collinf@barbermurphy.com



# AREA MAP

13 Executive Dr., Fairview Heights, IL 62208

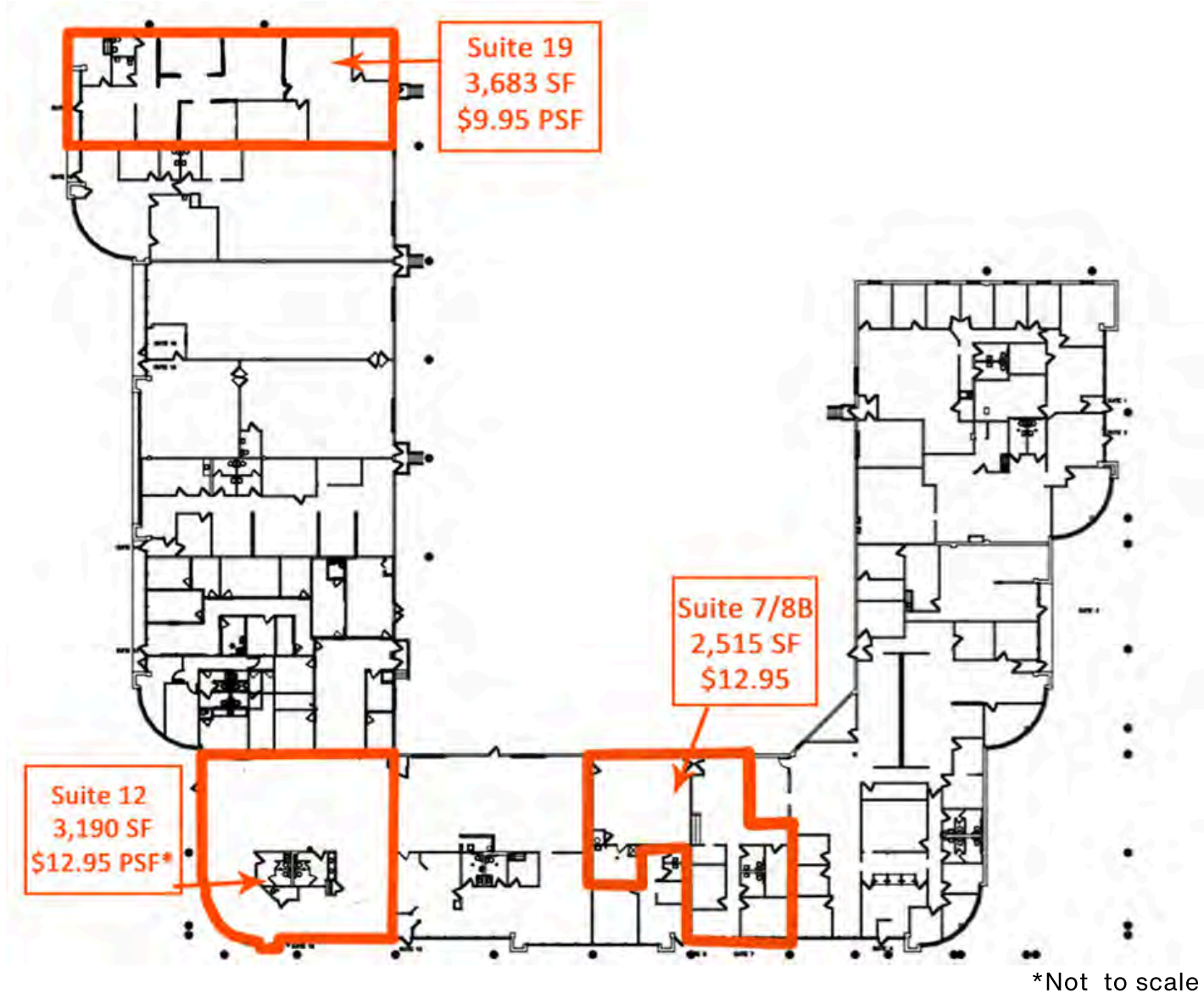


## LOCATION OVERVIEW

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 2,515 SF - 3,683 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

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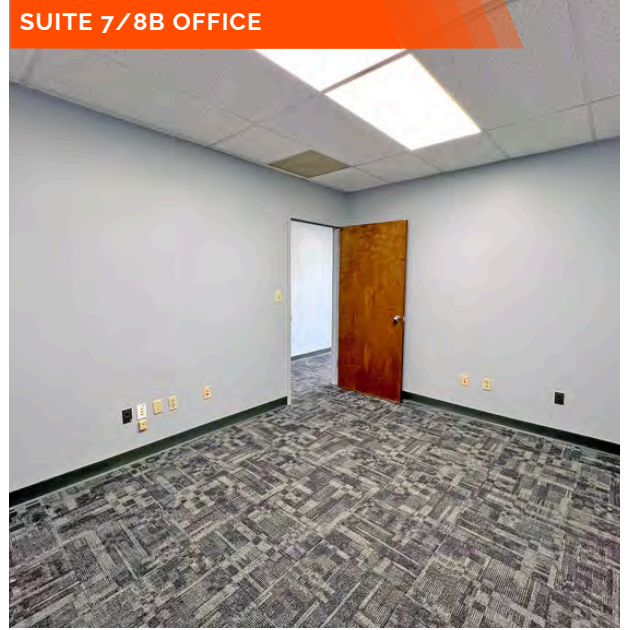
SUITE 7/8B OFFICE



SUITE 7/8B BACK OFFICE



SUITE 7/8B OFFICE



SUITE 7/8B RECEPTION



SUITE 7/8 B KITCHENETTE



# OFFICE/RETAIL 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  
Vacant SF: 9,388  
Usable Sqft: 9,388  
Min Divisible SF: 2,515  
Max Contig SF: 3,683  
Office SF: 9,388  
Signage: Building  
Lot Size: 3.89 Acres  
Frontage: 422  
Depth: 370  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 1990  
Renovated: 1995  
Building Class: C  
Ceilings: 8.5' - 14'  
Construction Type: Exterior - Block



## LEASE INFORMATION:

Lease Rate: \$9.95/SF - \$12.95/SF  
Lease Type: NNN  
NNN Expenses: \$4.10

## FINANCIAL INFORMATION:

Taxes: \$75,204.06  
Tax Year: 2024

## DEMOGRAPHICS:

Traffic Count: 78,800 (I-64)

## PROPERTY DESCRIPTION:

Premier business center located in the Fairview Heights Office Park, bordered by I-64 and IL Route 159.  
Suites ranging from 2,515 SF - 3,683 SF.  
Leases ranging from \$9.95/SF - \$12.95 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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Broker Associate  
O: (618) 277-4400  
C: (618) 960-8675  
miked@barbermurphy.com

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C: (618) 420-2376  
collinf@barbermurphy.com