

FOR LEASE

BUSINESS CENTER II
13 Executive Drive
Fairview Heights, IL 62208



FLEX SPACE - 4 SUITES AVAILABLE: 2,515 SF - 6,329 SF

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

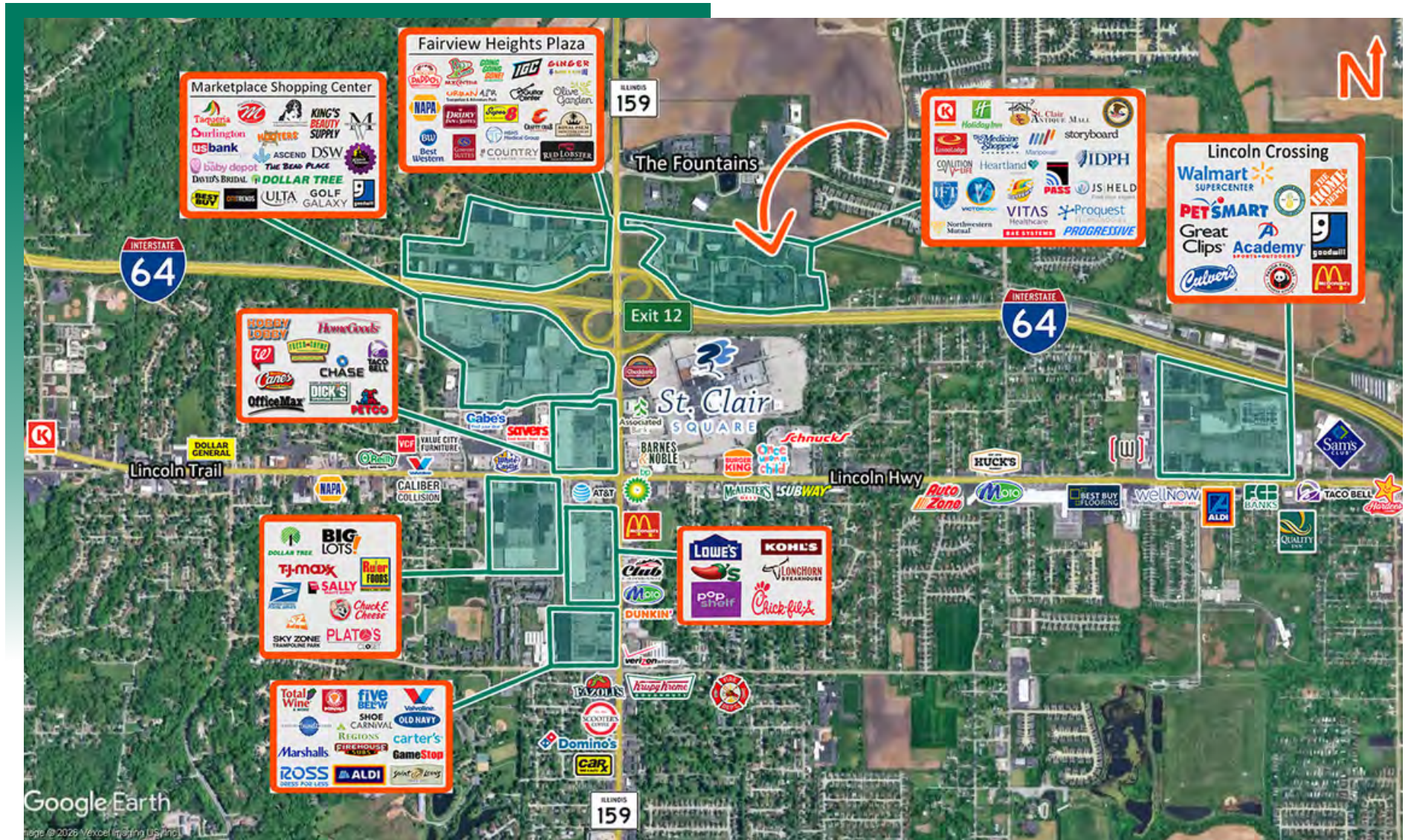
Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



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

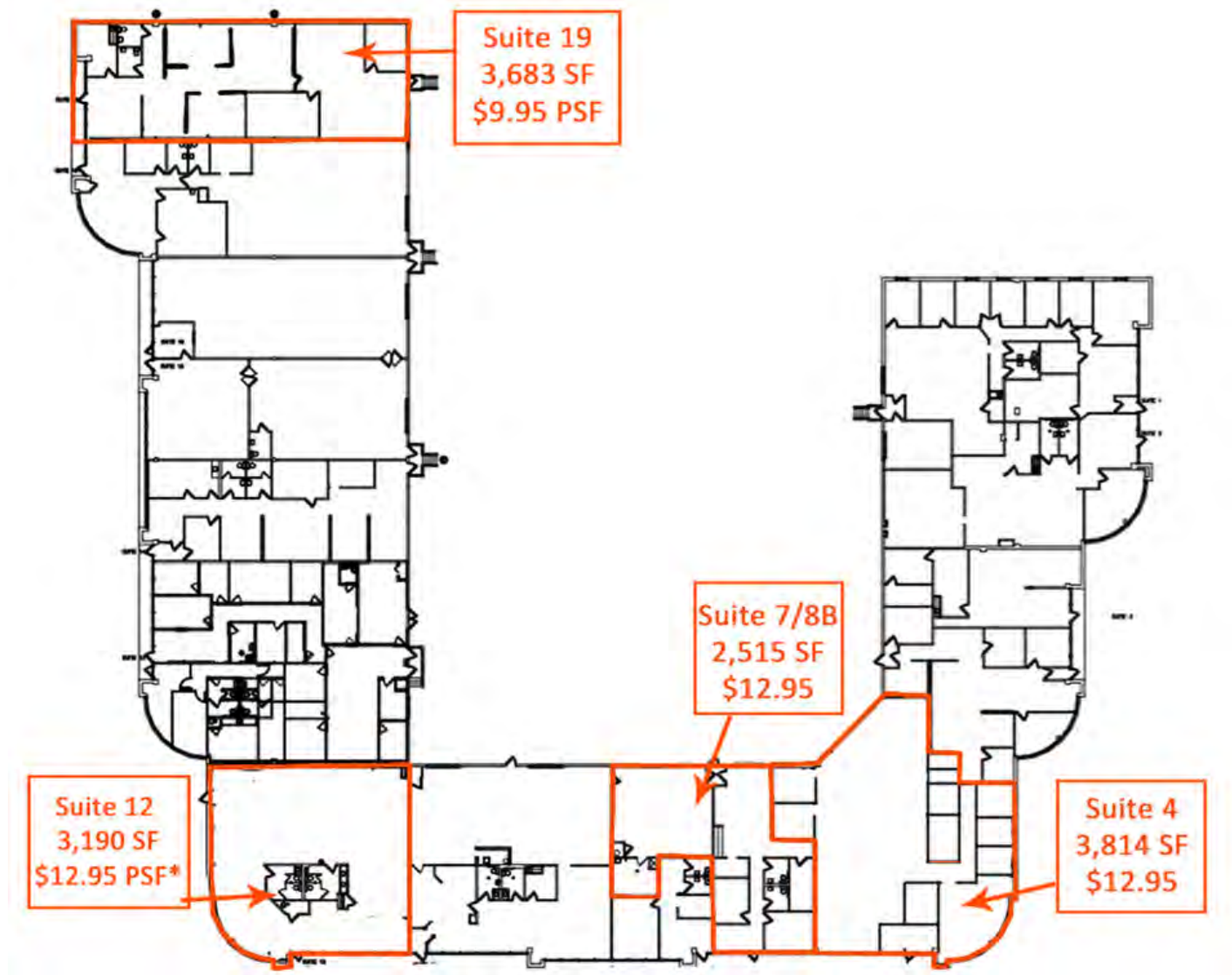


LOCATION OVERVIEW

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 2,515 SF - 6,329 SF
- One story flex building with overhead dock doors
- Tenant improvements negotiable

PROPERTY PHOTOS - SUITE 4

13 Executive Drive, Fairview Heights, IL 62208

EXTERIOR ENTRANCE



BREAK ROOM/KITCHENETTE



LARGE CONFERENCE ROOM



OPEN BULLPEN



OFFICE



ENTRANCE



IT RACK



PROPERTY PHOTOS - SUITE 7/8B

13 Executive Drive, Fairview Heights, IL 62208

EXTERIOR ENTRANCE



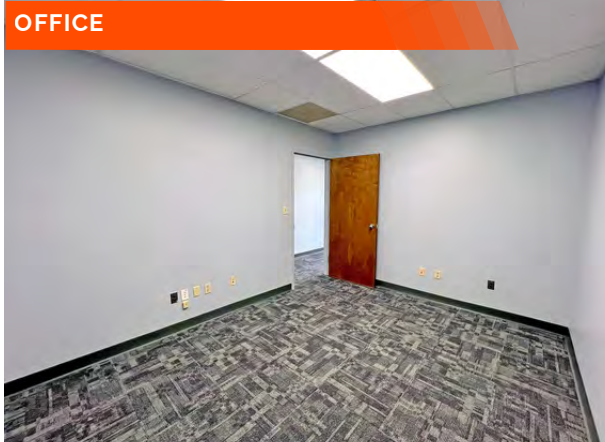
EXTERIOR REAR



RECEPTION



OFFICE



OFFICE



BACK OFFICE



KITCHENETTE



OFFICE



PROPERTY PHOTOS - SUITE 12 & SUITE 19

13 Executive Drive, Fairview Heights, IL 62208

SUITE 12 - ENTRANCE



SUITE 19 - ENTRANCE



SUITE 19 - INTERIOR



SUITE 12 - INTERIOR



SUITE 19 - REAR WINDOW/OHD CONVERSION



13 EXECUTIVE DR

LOCATION DETAILS:

Zoning: B-2

Parking Surface Type: Asphalt

Construction Type: Exterior - Block



NNN Expenses: \$4.10

Tax Year: 2024

Traffic Count: 78,800 (I-64)

*Suite 12 delivered in warm whitebox condition. TI Allowance included in pricing for Suite 12.