

FLEX SPACE FOR LEASE

BUSINESS CENTER II - ONLY 5 SUITES REMAINING

13 EXECUTIVE DR, FAIRVIEW HEIGHTS, IL 62208

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



LEASE RATE: \$9.95 - \$14.75/SF, NNN
*Lease Rates "as is"

BARBERMURPHY
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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

Business Center II
13 Executive Dr | Fairview Heights, IL 62208

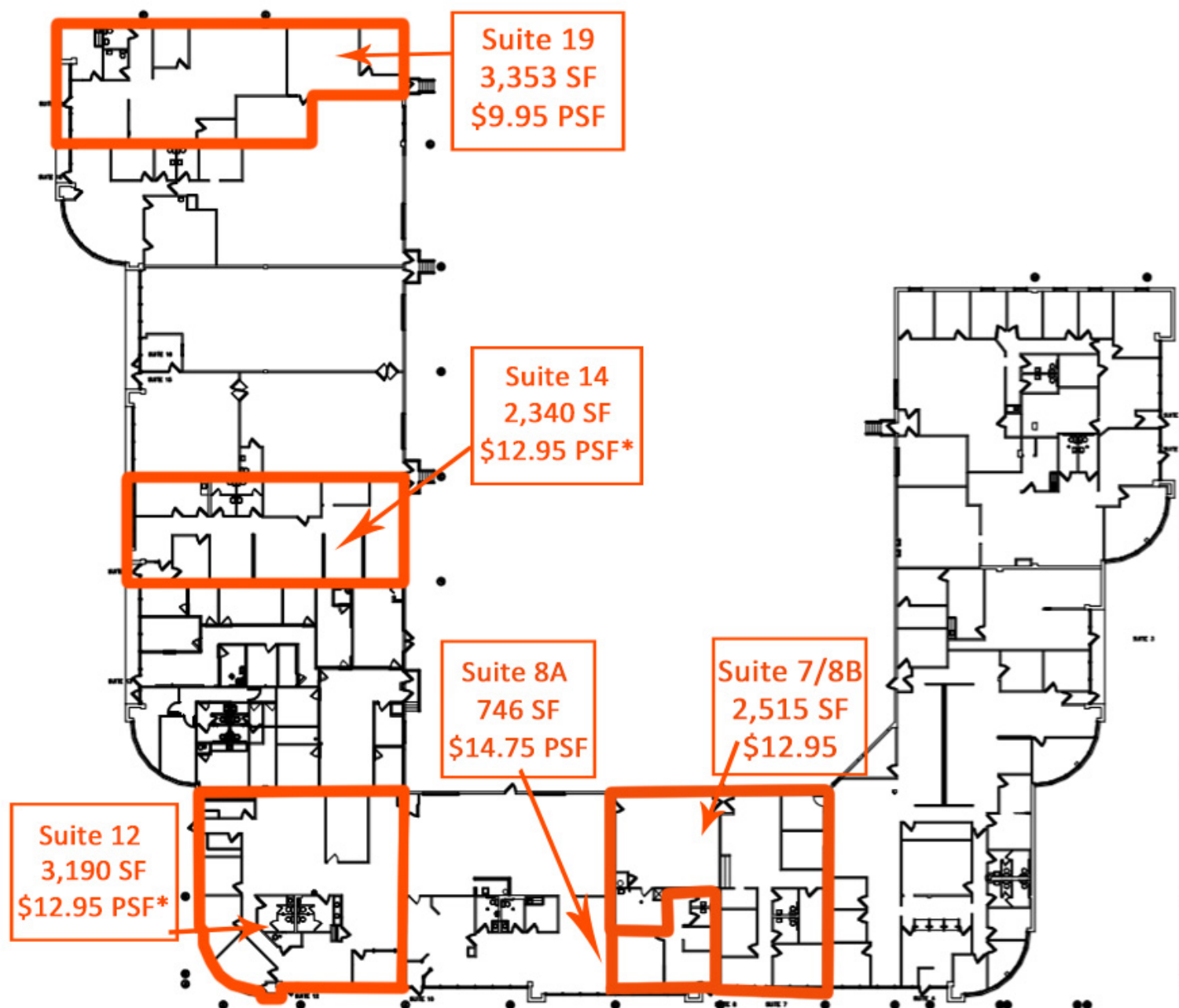


PROPERTY HIGHLIGHTS

- Professional Office Space ranging from 746 SF - 3,353 SF Contiguous
- One store flex building with overhead dock doors
- Interstate Access to I-64 (Exit 12)
- Tenant Improvement Negotiable

FLOOR PLAN

Business Center II
13 Executive Dr | Fairview Heights, IL 62208



OFFICE/RETAIL PROPERTY INFO

Business Center II
13 Executive Dr | Fairview Heights, IL 62208

LISTING # 1844

SQUARE FOOT INFO

Building SF:	41,593
Direct Lease:	12,144
Min Divisible:	746
Max Contiguous:	3,353

PROPERTY INFO

APN:	03-22.0-301-021
County:	IL - St. Clair
Zoning:	B-2
Property Taxes:	\$66,684
Parking:	3.80/1000
Traffic Count:	79,600 (I-64)

STRUCTURAL DATA

Year Built:	1990
Rehab Year:	1995
Building Class:	C
Floors:	1
Signage:	Building
Construction Type:	Brick
Min-Max Clearance:	14' Max

LAND MEASUREMENTS

Lot Size:	3.89 Acres
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SALE/LEASE INFO

Lease Rate:	\$9.95 - \$14.75
Lease Type:	NNN
Net Charges:	\$3.90

PROPERTY SUMMARY

Listing Comments: Premier business center located in the Fairview Heights Office Park, bordered by I-64 and IL Route 159.

Leasing Comments: Leases starting from \$9.95/SF, As-Is. Tenant improvements are negotiable. *Suite 12 & 14 delivered in warm whitebox condition. TI Allowance included in pricing for suite 12 & 14.

LOCATION OVERVIEW

Only 15 minutes from St. Louis and 30 minutes from Lambert St. Louis International Airport. 74,300 ADT (8,700 ADT on frontage road).