

Highly Visible Space for Lease

5 Club Centre Ct., Edwardsville, IL 62025



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Collin Fischer – CCIM
C: 618.420.2376
CollinF@barbermurphy.com





PROPERTY SUMMARY

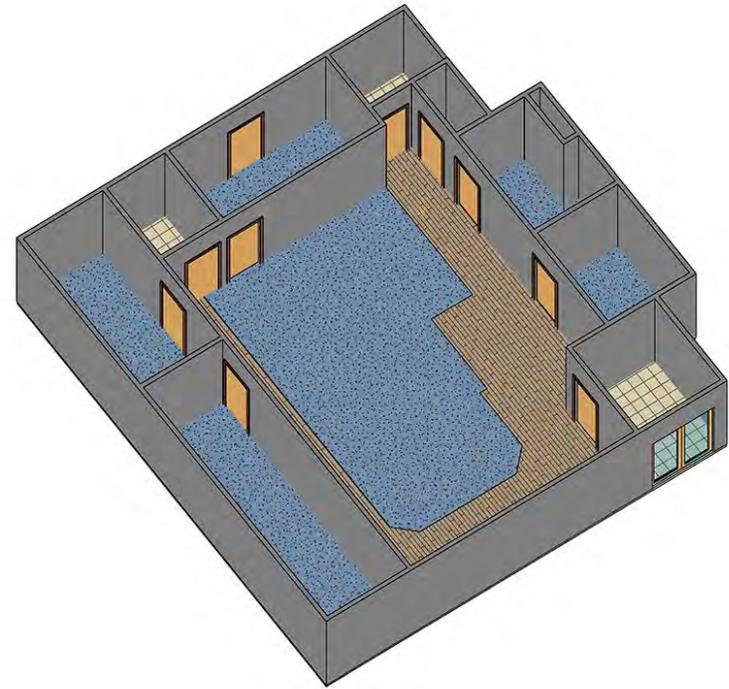
- 1,700 SF Space for Lease
- Plenty of parking available
- Excellent visibility from IL Route 157 with 20,700 ADT
- Only 5 minutes from I-270

LEASE RATE: \$18.50 per SF, NNN

FLOOR PLAN



4 LEVEL 1 - DESIGN
1/4" = 1'-0"



3D - EXISTING Copy 1

Listing No: 2109
Office

Total SF Available: 1,700 SF
Min Divisible SF: 1,700 SF

SQUARE FOOT INFO:

Building Total: 3,110 SF
Total Available: 1,700 SF
Direct Lease: 1,700 SF
Sublease: 0 SF
Office: 1,700 SF
Retail: 1,700 SF
Min Divisible: 1,700 SF
Max Contiguous: 1,700 SF

LAND MEASUREMENTS:

Acres: 0.46
Frontage: 121 FT
Depth: 134 FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-22-00-000-025
County: Madison
Zoning: B-2
Zoning By: City of Edwardsville
Complex:
Prior Use: Office

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No

Parking: 17
Surface Type: Concrete
Traffic Count: 20,700
Property Tax: \$11,866.00
Tax Year: 2022

5 Club Centre Court
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

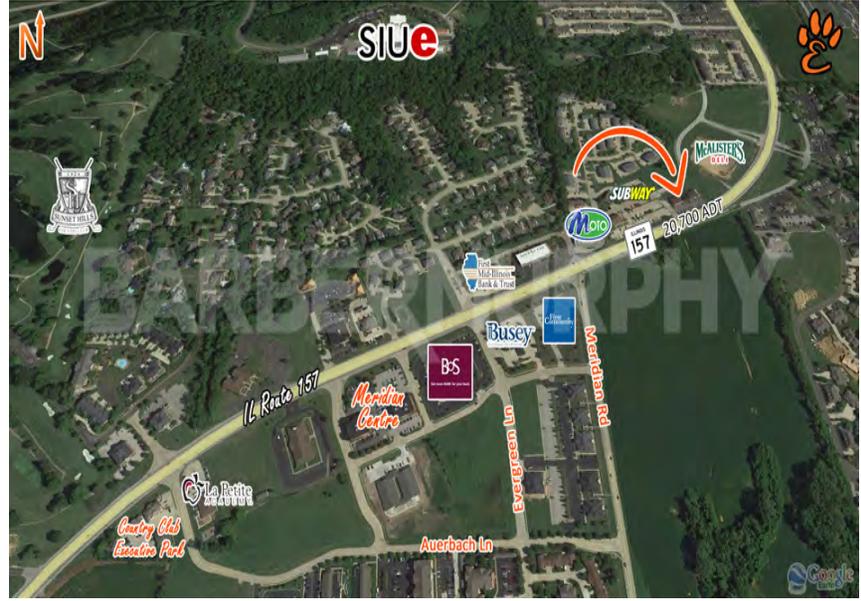
For Lease: Yes
Lease Rate: \$18.50
Lease Type: NNN
Net Charges: \$4.50
CAM Charges:
Lease Term:

Leasing Comments:

1,700 SF Available.
Professional Office Build Out.

Comments

Highly visible space located in Rte 157 Corridor of Edwardsville/Glen Carbon. Direct access to Rt 157 with 20,700 ADT.



STRUCTURAL DATA:

Year Built: 1997
Rehab Year:
Floors: 1
Class: B
Clearance Min:
Clearance Max:
Floor Drains:
Exterior: Brick
Bay Spacing:
Sprinklers:

Listing Broker(s)

Collin Fischer CCIM
Office: (618) 277-4400
collinf@barbermurphy.com
Cell: (618) 420-2376

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.