

Professional Office Suites for Lease

1124 Hartman Ln., Shiloh, IL 62221



Lease Rate: \$16-\$18 per SF, Full Service

- Two Professional Office Suites for Lease
 - 1,094 SF – 3 Private Offices
 - 1,395 SF – Offices and Break Room
- Large Conference/Meeting Room available for Tenant Use
- Elevator Served
- ADA Compliant
- Broker has Ownership Interest

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS Terry Johnson
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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.



**Hartman Lakes
Multi-Family/Residential
Development**



Frank Scott Pkwy (Thouvenot Ln)



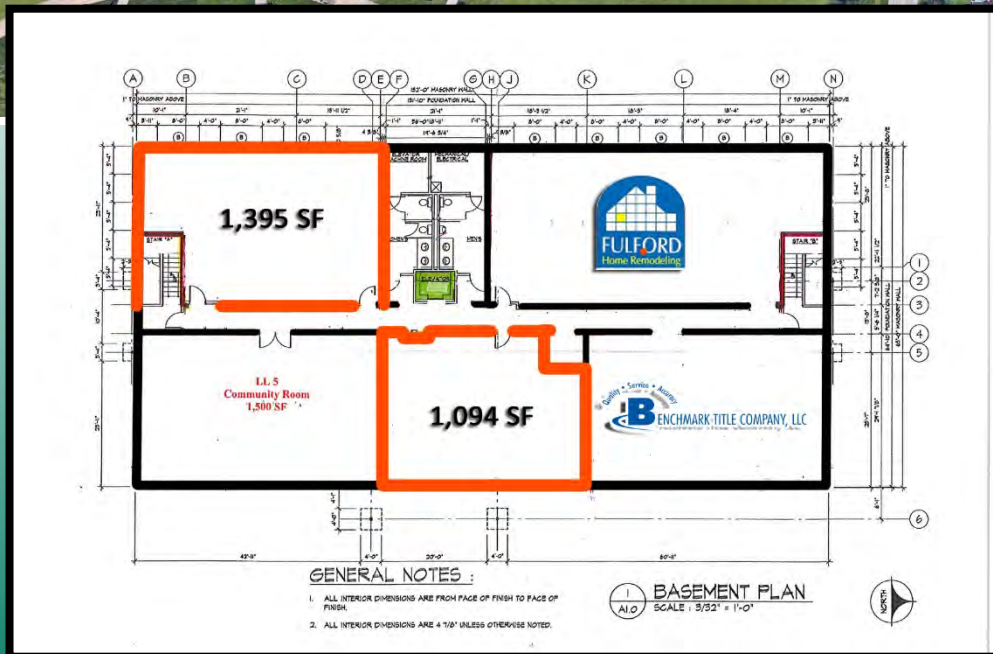
**Catholic & Community
Electricity**



Shiloh Chiropractic

Hartman Lane

**MORNINGSIDE
OF SHILOH**



Two Lower Level Office Suites Available for Lease

1,395 SF and 1,094 SF

Other tenants include: Benchmark Title, RASI (Realtor Association), Wells Fargo Mortgage, Fulford Homes and the United Way.

Listing No: 1124**Office**1124 Hartman Lane
Shiloh, IL 62221**SALE INFORMATION:****For Sale:** No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:**LEASE INFORMATION:****For Lease:** Yes
Lease Rate: \$16.00 - \$18.00
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:**Leasing Comments:**

Two Suites available; one 1,094 SF and one 1,395 SF. Lower Level Space. Elevator Served. Great Location to serve Shiloh, O'Fallon, Swansea, Fairview Heights and Belleville.

Comments

Professional Office Space for Lease. Other tenants include: Benchmark Title, RASI (Realtor Association), Wells Fargo Mortgage, Fulford Homes and the United Way. Broker Owned.

Total SF Available: 2,489 SF
Min Divisible SF: 1,094 SF**SQUARE FOOT INFO:****Building Total:** 17,000 SF
Total Available: 2,489 SF
Direct Lease: 2,489 SF
Sublease: 0 SF
Office: 2,489 SF
Retail: 0 SF
Min Divisible: 1,094 SF
Max Contiguous: 1,395 SF**LAND MEASUREMENTS:****Acres:**
Frontage:
Depth:**PROPERTY INFORMATION:**

Parcel No:	08-02.0-207-017	TIF:	No	Parking:	Shared Lot
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-3	Survey:	No	Traffic Count:	10,000
Zoning By:	Shiloh	Environmental:	No	Property Tax:	\$28,147.00
Complex:		Archaeological:	No	Tax Year:	2018
Prior Use:					

STRUCTURAL DATA:

Year Built:	2003	Clearance Min:	Exterior:	Brick
Rehab Year:		Clearance Max:	Bay Spacing:	
Floors:		Floor Drains:	Sprinklers:	No
Class:				

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