

FOR LEASE

Regency Centre
Collinsville, IL 62234

SUITE 220 - 1,075 SF

**SUITE 260
1,400 SF**

**SUITE 520
1,600 SF**

**SUITE 510
1,200 SF**

REGENCY CENTRE

PROFESSIONAL OFFICE SUITES AVAILABLE

Collin Fischer - CCIM
Principal
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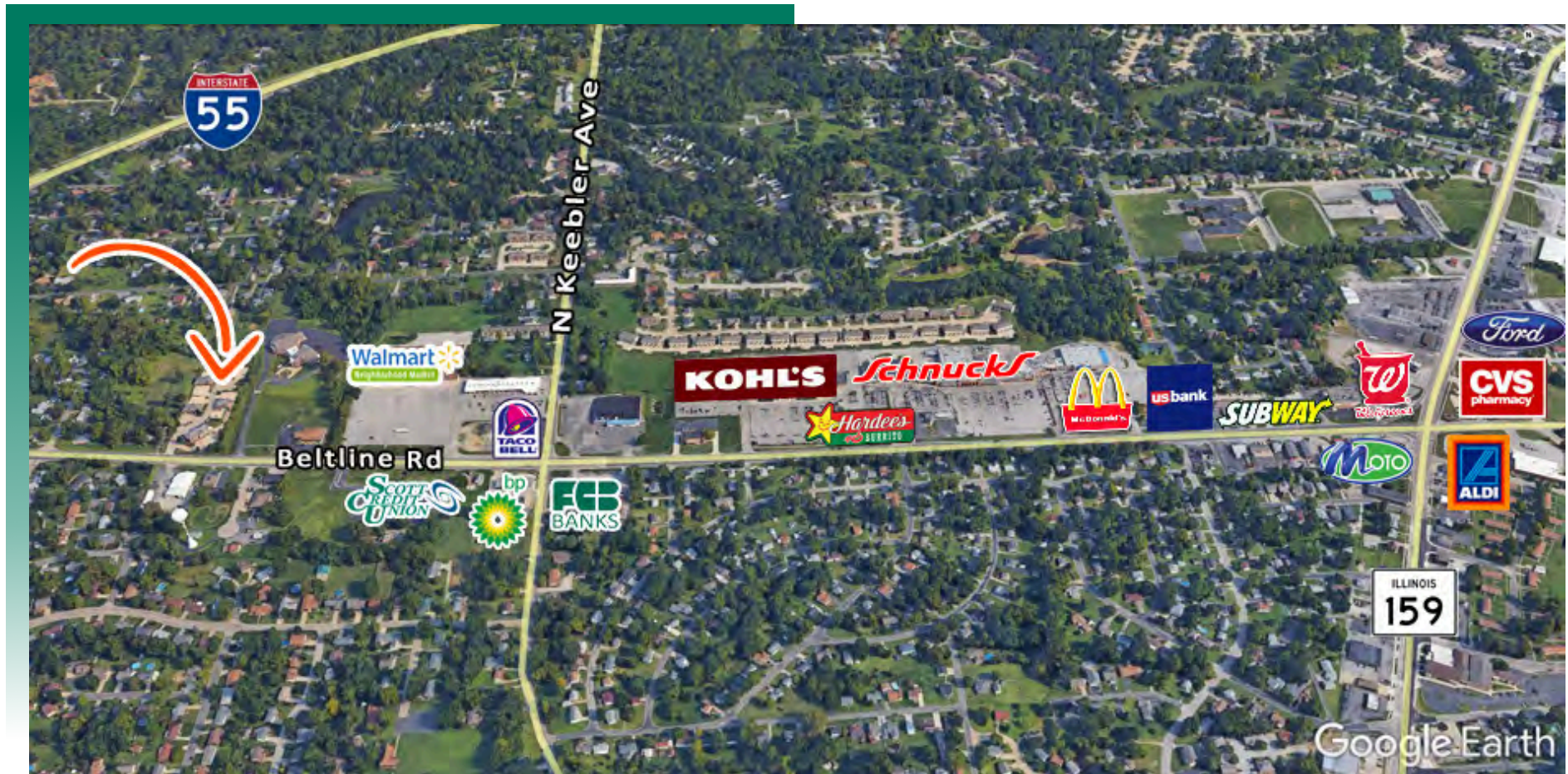
BARBERMURPHY

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618.277.4400 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

Regency Centre, Collinsville IL 62234



LOCATION OVERVIEW

Building can be accessed from Beltline Rd. Located less than 5 minutes from I-55/70 (exit 3) and less than 1 mile from IL Route 159.

SUITES 220

Regency Centre, Collinsville, IL 62234



Suite 220: 1,075 SF - 1 Office, Kitchen, Conference Room/Bullpen Area that could also serve as Large Office

LEASE RATE: \$11.00/SF, GROSS

SUITE 260

Regency Centre, Collinsville, IL 62234



Suite 260 - 1,400 SF with 6 Private Offices

LEASE RATE: \$9.00/SF, GROSS

SUITES 510 & 520

Regency Centre, Collinsville, IL 62234



Suite 510: 1,200 SF - 4 Offices, Kitchenette and Restroom

Suite 520: 1,600 SF - 6 Offices, Large Reception Area, Kitchenette and Restroom

LEASE RATE: \$11.00/SF, GROSS

OFFICE PROPERTY SUMMARY

Regency Centre, Collinsville IL 62234

#2010

SALE INFORMATION:

For Sale: NO
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$9.00-\$11.00/SF
Lease Type: Gross
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 10,896 SF
Total Available: 5,275 SF
Direct Lease: 5,275 SF
Sublease: 0 SF
Office: 5,275 SF
Min Divisible: 1,075 SF
Max Contiguous: 2,808 SF

LAND MEASUREMENTS:

Acres: 2.24 AC
Frontage: 200 FT
Depth: 595 FT



PROPERTY INFORMATION:

Parcel No: 13-1-21-21-15-401-010
County: Madison
Zoning: CP-2
Prior Use: Office
Complex: Regency Centre
Parking: Shared Lot
Property Tax: \$42,275

STRUCTURAL DATA:

Year Built: 2000
Building Class: C
Exterior: Brick
Floors: 2
Signage: Yes

TRANSPORTATION:

Interstate: I-55
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

220 Regency - (1) Suite for Lease
1,075 SF
260 Regency - (1) Suite for Lease
1,400 SF
510/520 Regency - (2) Suites for
Lease 1,200 - 2,800



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