



FOR LEASE

Regency Centre
Collinsville, IL 62234

SUITE 220 - 1,075 SF

**SUITE 260
1,400 SF**

REGENCY CENTRE

PROFESSIONAL OFFICE SUITES AVAILABLE

Collin Fischer - CCIM
Designated Managing Broker
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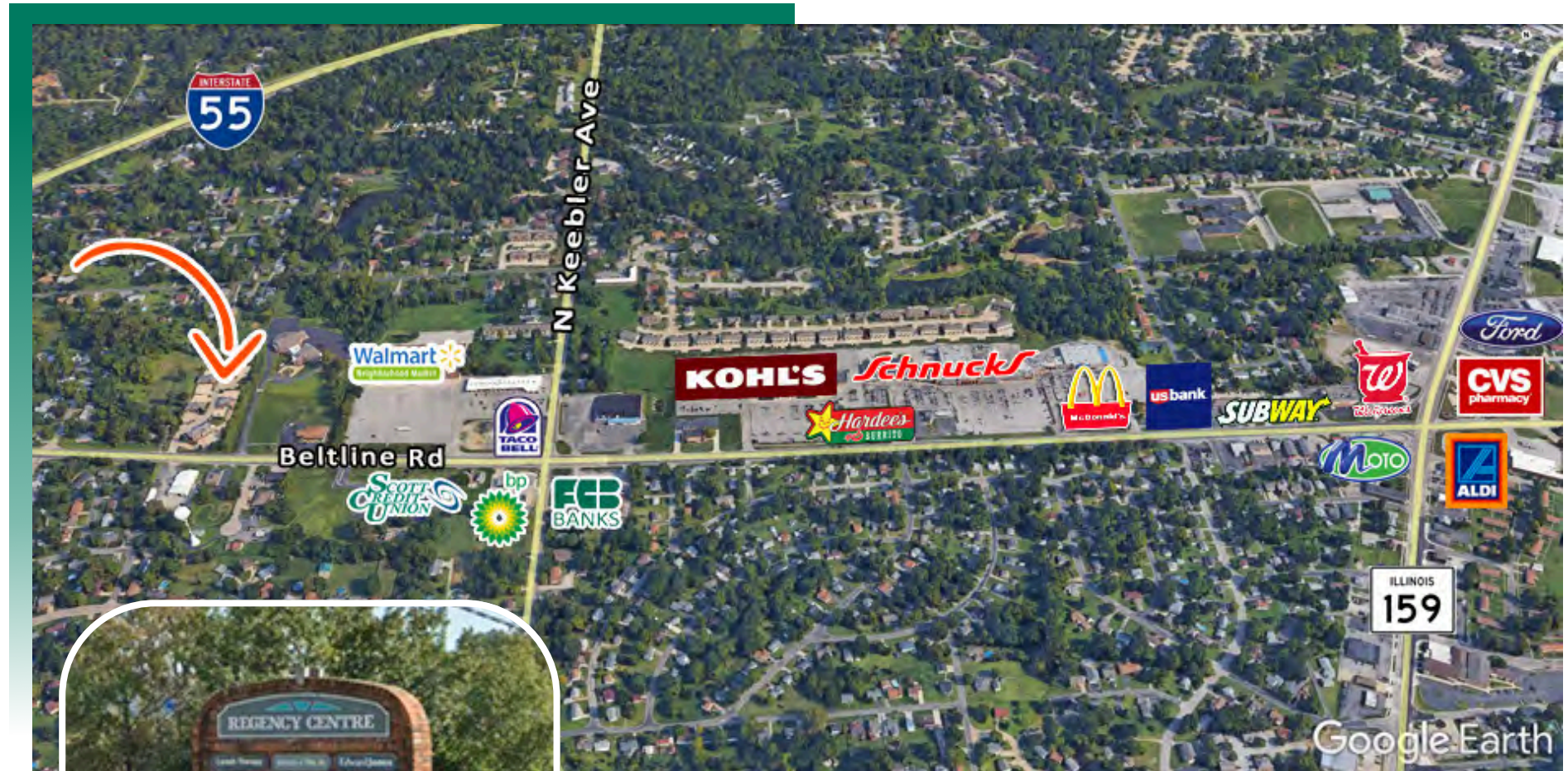
BARBERMURPHY

1173 Fortune Blvd., Shiloh, IL 62269
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. Prominent signage on Beltline Rd.

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

OFFICE/RETAIL SUMMARY PAGE

210 REGENCY CENTRE ROAD

LISTING # 2010

LOCATION DETAILS:

APN: 13-1-21-21-15-401-010
County: IL - Madison
Zoning: CP-2 Commercial Park - Collins

PROPERTY OVERVIEW:

Building SF: 10,896
Vacant SF: 2,475
Usable Sqft: 2,475
Min Divisible SF: 1,075
Max Contig SF: 1,400
Office SF: 2,475
Lot Size: 2.24 Acres
Frontage: 200
Depth: 595
Parking Spaces: Shared Lot
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2000
Building Class: C



LEASE INFORMATION:

Lease Rate: \$9.00 - \$11.00/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$42,275.00
Tax Year: 2023

PROPERTY DESCRIPTION:

(2) Office Suites available in Regency Centre
Suite 220: 1,075 SF - 1 Office, Kitchen, Conference Room/Bullpen Area that could also serve as Large Office
Suite 260: 1,400 SF with 6 Private Offices