

UNIVERSITY POINTE

FOR LEASE

Commerce Dr. & Century Dr.,
Edwardsville, IL 62025



4 SUITES AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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PROPERTY HIGHLIGHTS

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



**Office/Retail spaces
from 1,440 SF**

**Restaurant space
Available**

**Historically Low
Vacancy &
Professionally
Managed**



**LEASE RATE:
\$24.00 PER SF, NNN**

AREA MAP

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



LOCATION OVERVIEW

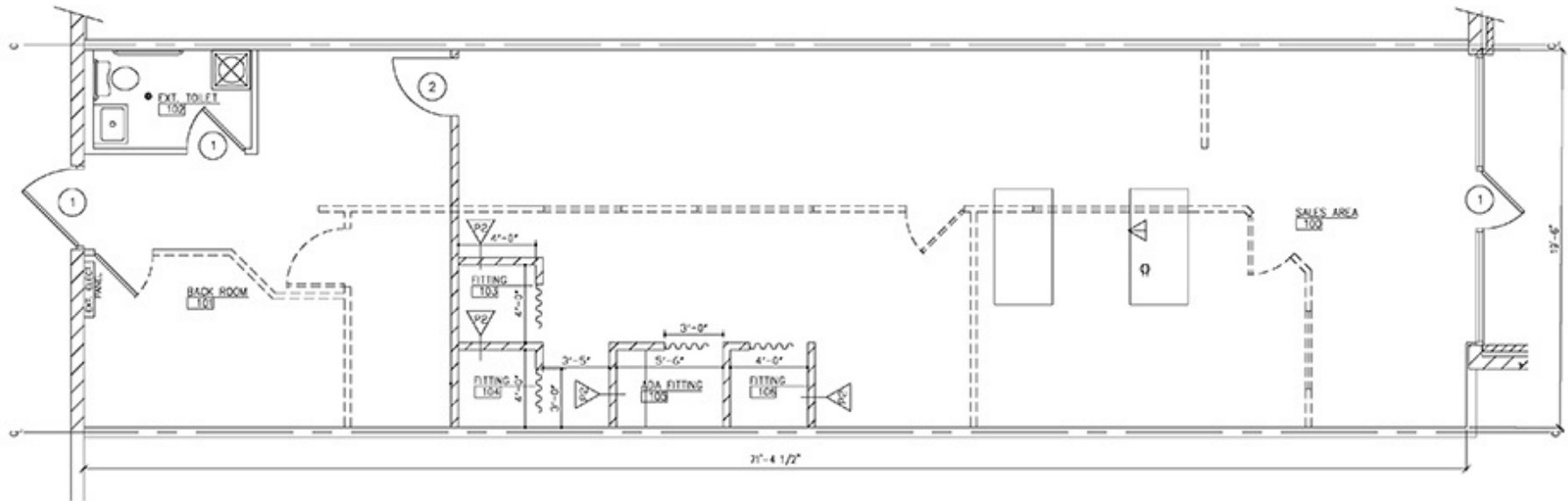
University Pointe II located along IL route 157 near the entrance to SIUE . Professionally managed center with excellent tenant mix. Restaurant space available.

FLOOR PLAN - SUITE 6 - RETAIL SPACE

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



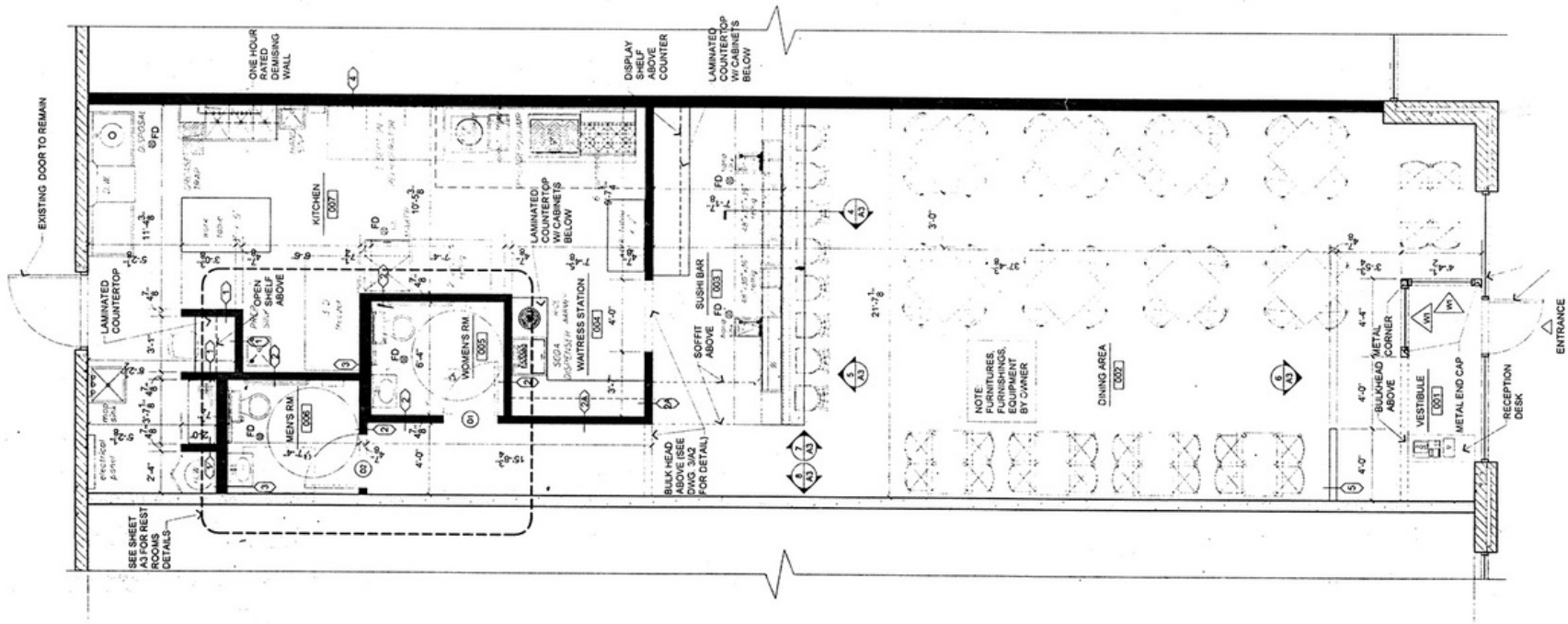
SUITE 6
1,443 SF



*Not to scale

FLOOR PLAN - SUITE 13 - RESTAURANT SPACE

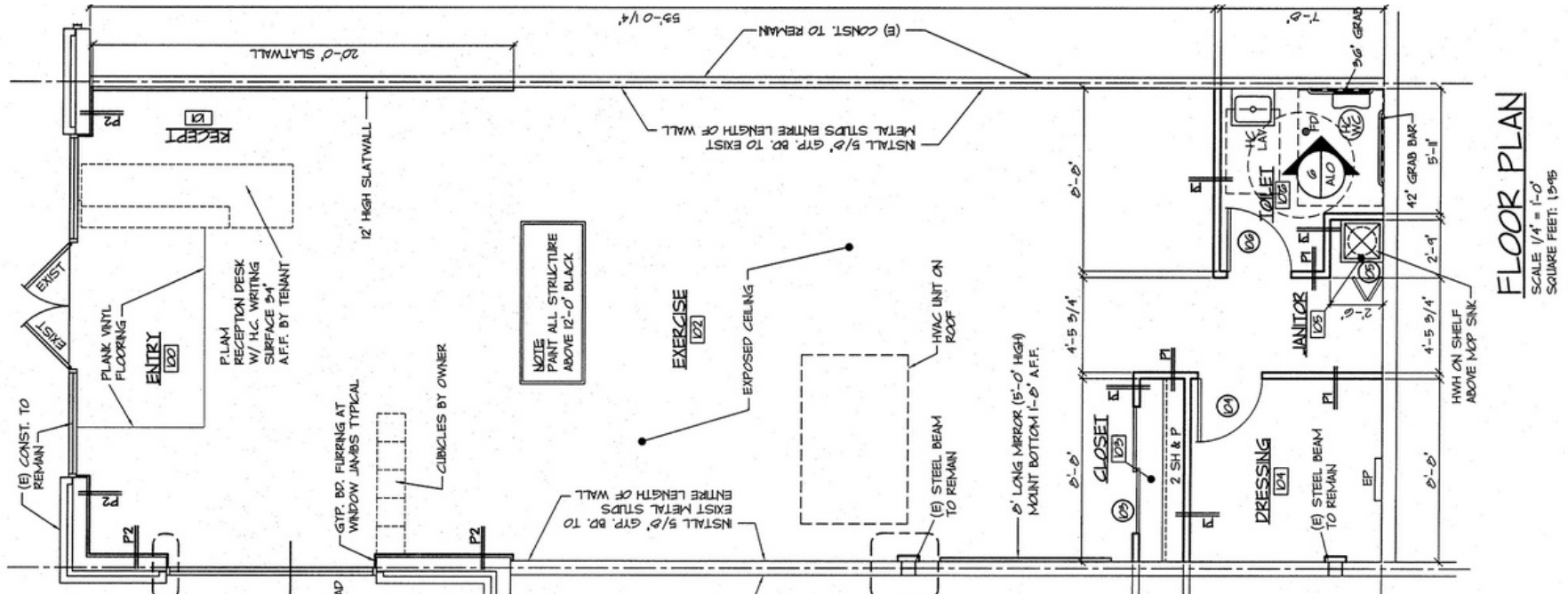
UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



NOT TO SCALE

FLOOR PLAN - SUITE 19B - OFFICE/RETAIL SPACE

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



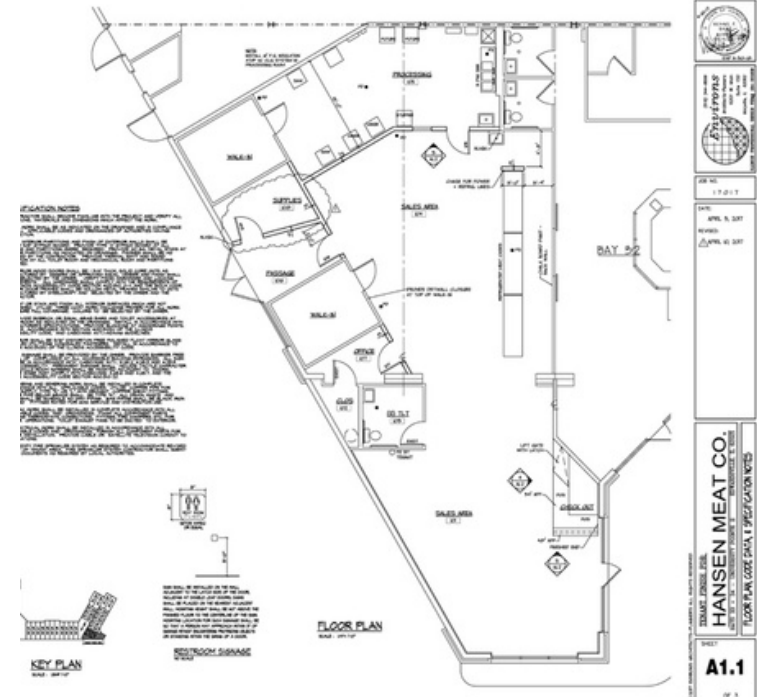
*Not to scale

FLOOR PLAN - SUITE 30 - OFFICE/RETAIL SPACE

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



Suite 30
2,800 SF



RETAIL PROPERTY SUMMARY

#2041

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$24.00
Lease Type: NNN
Net Charges: \$6.25

SQUARE FOOT INFO:

Building Total: 78,720 SF
Total Available: 7,450 SF
Direct Lease: 7,450 SF
Sublease: 0 SF
Office/Retail: 5,683 SF
Restaurant: 1,764 SF
Min Divisible: 1,440 SF
Max Divisible: 2,803 SF

STRUCTURAL DATA:

Year Built: 2003
Rehab Year:
Building Class: B
Clearance Min: 9'
Clearance Max: 9'
Exterior: Brick/EIF
Floors: 1
Signage: Yes



PROPERTY INFORMATION:

Parcel No: 14-1-15-22-00-000-002.005
County: Madison
Zoning: B-2
Complex: University Pointe
Parking: 4/1,000
Traffic Count: 21,100
Property Tax: \$180,941
Tax Year: 2022

LAND MEASUREMENTS:

Acres: 13.00 AC
Frontage: 700 FT
Depth: 350 FT

COMMENTS:

(4) Spaces available for lease in University Pointe II.

Suite 6: 1,443 SF - Office/Retail
Suite 13: 1,764 SF - Restaurant
Suite 19B: 1,440 SF - Office/Retail
Suite 30: 2,800 SF - Office/Retail



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