

# UNIVERSITY POINTE II

FOR LEASE

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



MULTIPLE SUITES AVAILABLE

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Collin Fischer - CCIM**  
Principal  
Cell: (618) 420-2376  
collinf@barbermurphy.com





# PROPERTY HIGHLIGHTS

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



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

**Historically Low  
Vacancy &  
Professionally  
Managed**



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



# AREA MAP

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



## LOCATION OVERVIEW

University Pointe II is located along IL route 157 near the entrance to SIUE. Edwardsville IL has some of the best demographics in the St Louis MSA and has become a retail and dining destination for most of the surrounding communities, creating a trade population of 500k+

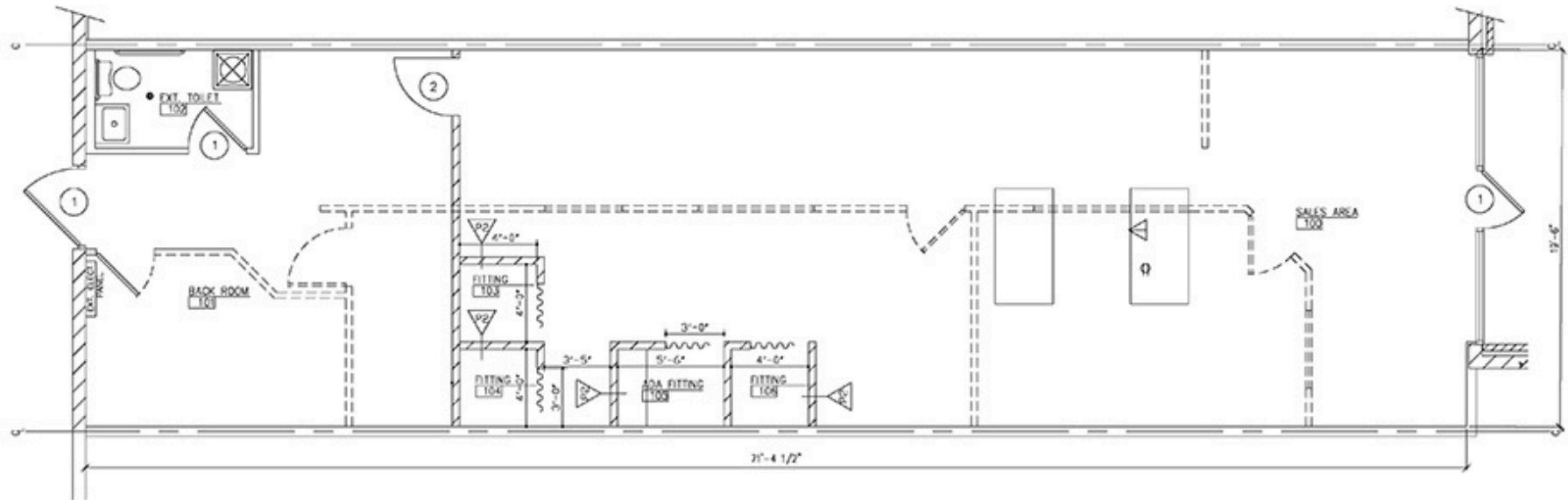


# FLOOR PLAN - SUITE 6 - RETAIL SPACE

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



SUITE 6  
1,443 SF



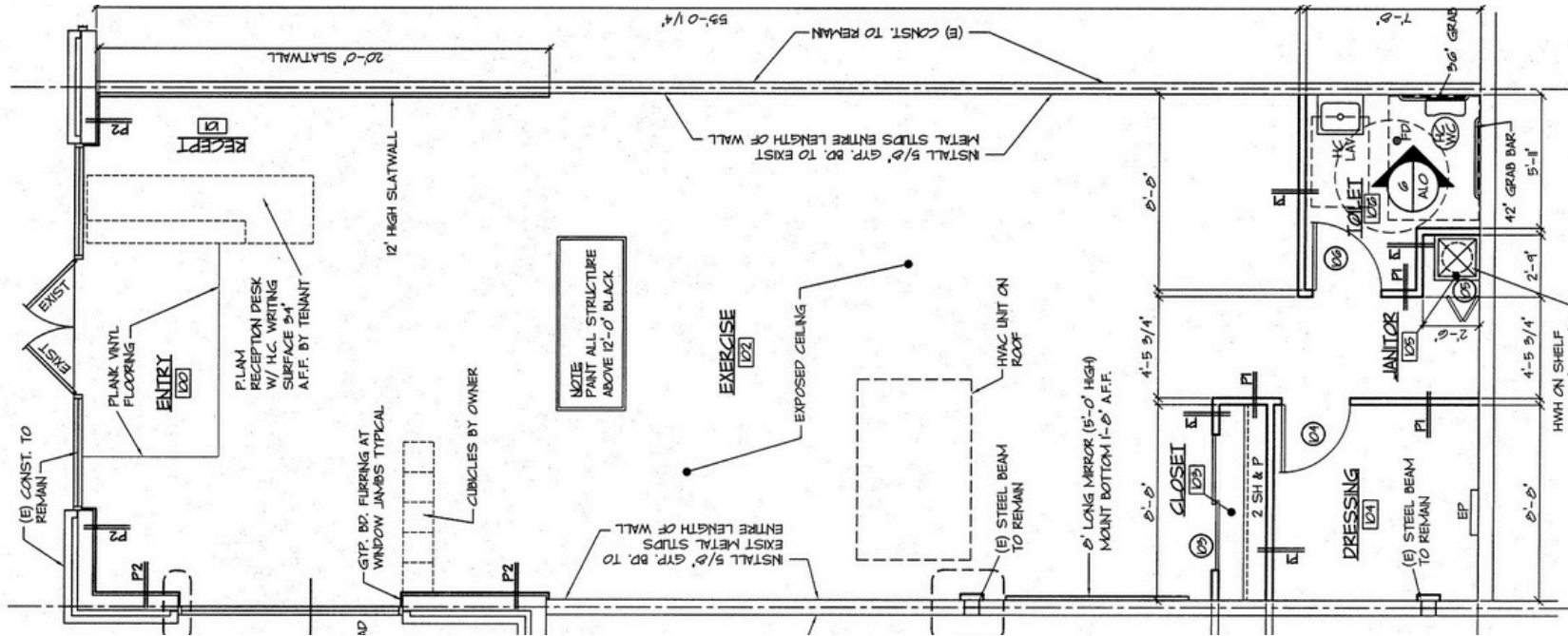
\*Not to scale

# FLOOR PLAN - SUITE 19B - OFFICE/RETAIL SPACE

UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



**SUITE 19B**  
**1,440 SF**



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
SQUARE FEET: 1396

\*Not to scale

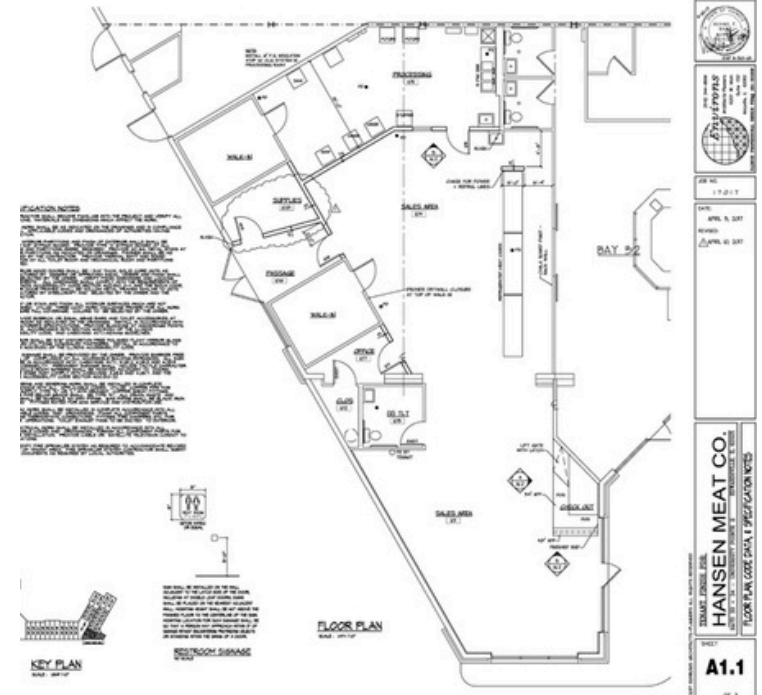


# FLOOR PLAN - SUITE 30 - OFFICE/RETAIL SPACE

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: \$6.88

## SQUARE FOOT INFO:

Building Total: 54,644 SF  
Total Available: 7,419 SF  
Direct Lease: 7,419 SF  
Office: 2,803 SF  
Retail: 7,419 SF  
Min Divisible: 1,443 SF  
Max Divisible: 2,803 SF



## STRUCTURAL DATA:

Year Built: 2003  
Rehab Year: 2023  
Building Class: B  
Clearance Min: 10'  
Clearance Max: 12'  
Exterior: Brick/EIF  
Floors: 1  
Signage: Monument

## PROPERTY INFORMATION:

Parcel No: 14-1-15-22-00-000-002.005  
County: Madison  
Zoning: B-2  
Complex: University Pointe II  
Parking: 4/1,000  
Traffic Count: 21,100  
Property Tax: \$193,604  
Tax Year: 2023

## LAND MEASUREMENTS:

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

## COMMENTS:

Professionally managed center with excellent tenant mix.

Restaurant space available.

