

UNIVERSITY POINTE II

FOR LEASE

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



MULTIPLE 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

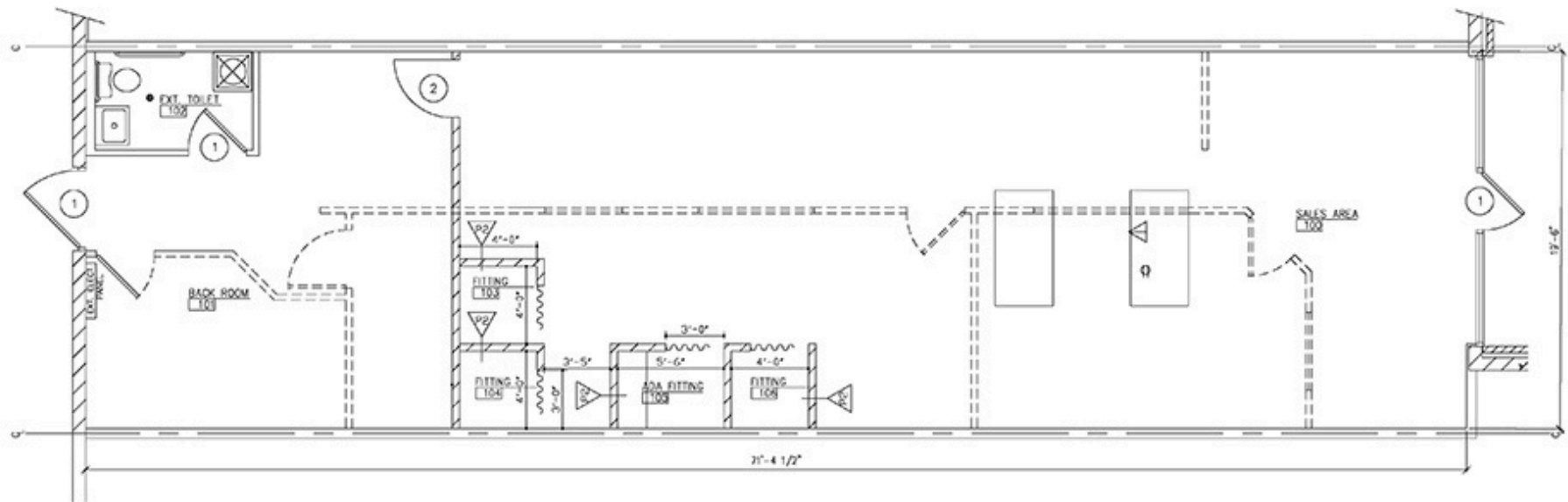


LOCATION OVERVIEW

University Pointe II 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

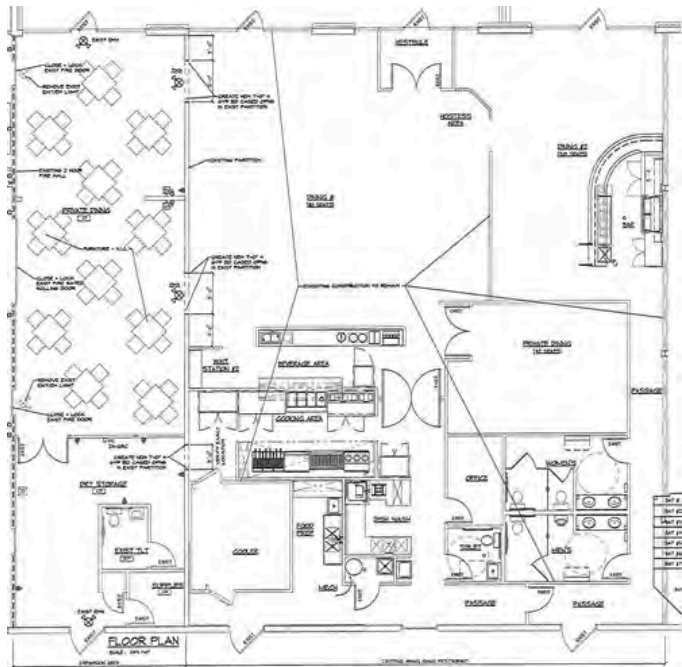
UNIVERSITY POINTE, EDWARDSVILLE, IL 62025



*Not to scale

FLOOR PLAN - SUITE 16-17 - RESTAURANT SPACE

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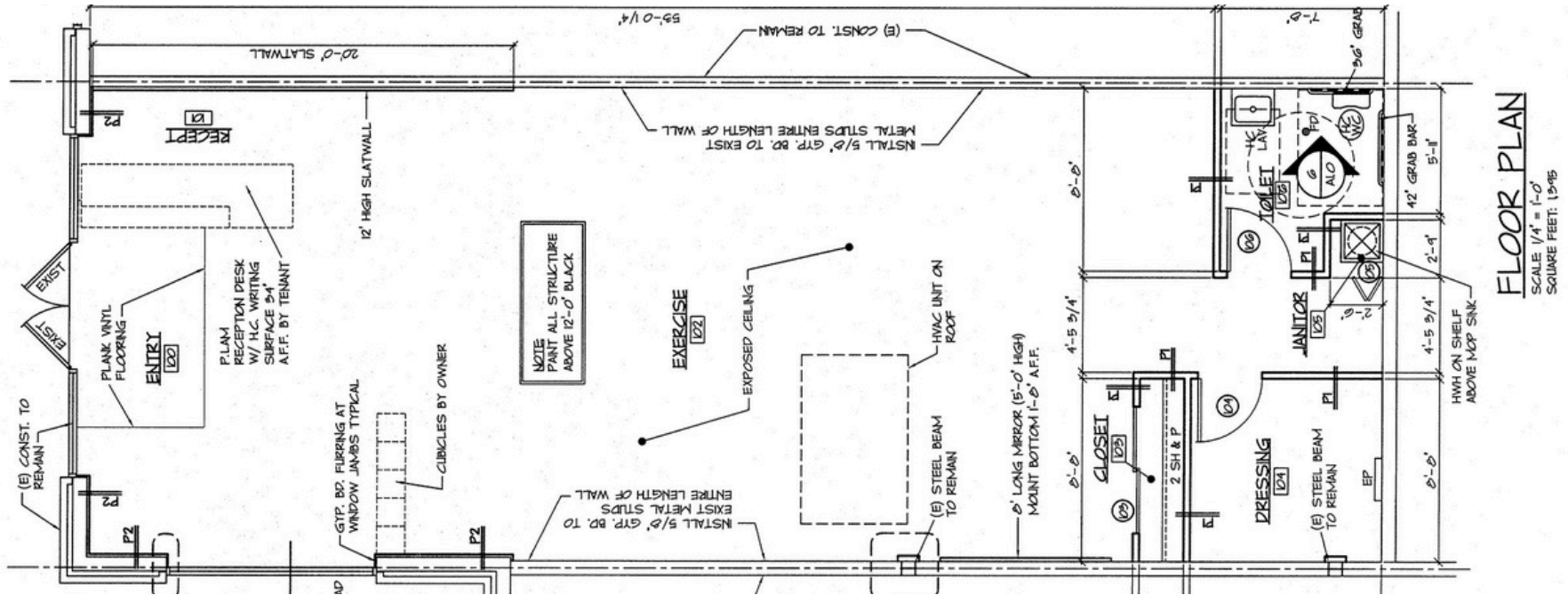


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FLOOR PLAN - SUITE 19B - OFFICE/RETAIL SPACE

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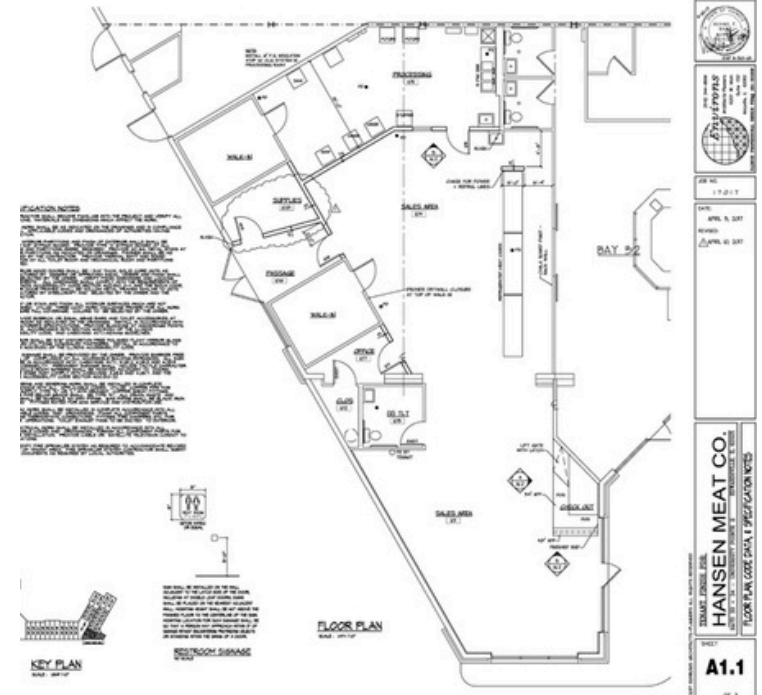
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FLOOR PLAN - SUITE 30 - OFFICE/RETAIL SPACE

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: 11,763 SF
Direct Lease: 11,763 SF
Office: 11,763 SF
Retail: 11,763 SF
Min Divisible: 1,443 SF
Max Divisible: 6,080 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.

