

# UNIVERSITY POINTE I & II

FOR LEASE

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



MULTIPLE SUITES AVAILABLE

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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# PROPERTY HIGHLIGHTS

UNIVERSITY POINTE I & II, EDWARDSVILLE, IL 62025



Office/Retail spaces  
from 1,295 SF

Restaurant Space  
Available

Historically Low  
Vacancy &  
Professionally  
Managed



LEASE RATE:  
\$24.00 PER SF, NNN



# AREA MAP

UNIVERSITY POINTE I & II, EDWARDSVILLE, IL 62025



## LOCATION OVERVIEW

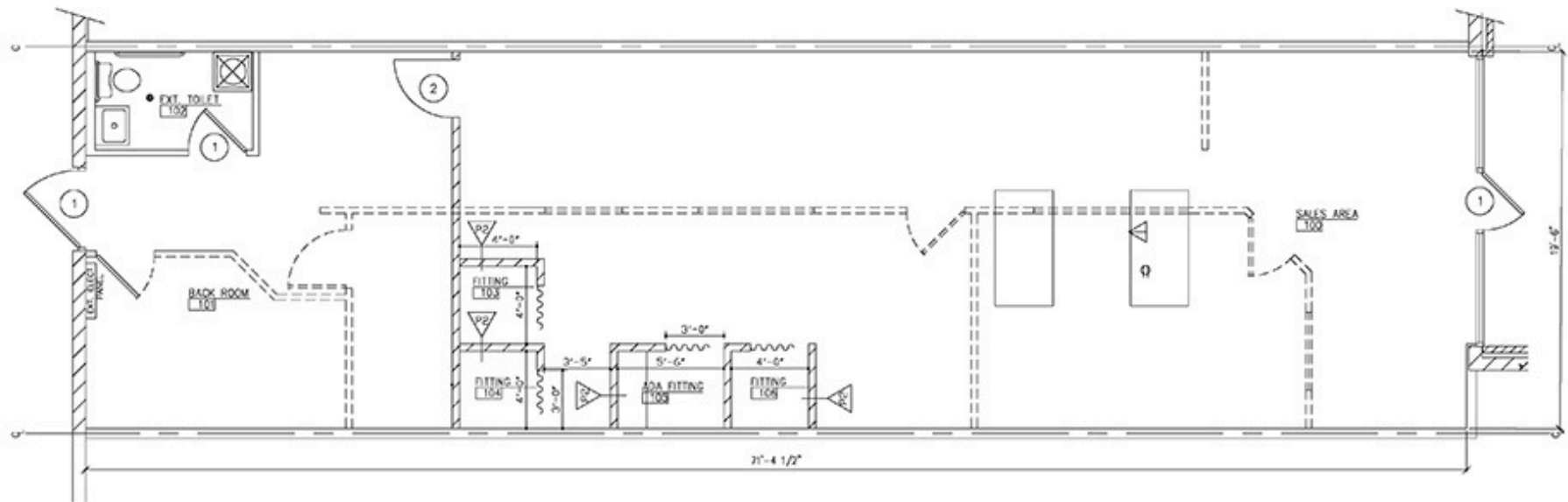
University Pointe is located along IL route 157 near the entrance to SIUE. Edwardsville IL has some of the best demographics in the St Louis MSA and has become a retail and dining destination for most of the surrounding communities, creating a trade population of 500k+



# FLOOR PLAN - SUITE 6 - RETAIL SPACE

UNIVERSITY POINTE II, EDWARDSVILLE, IL

62025

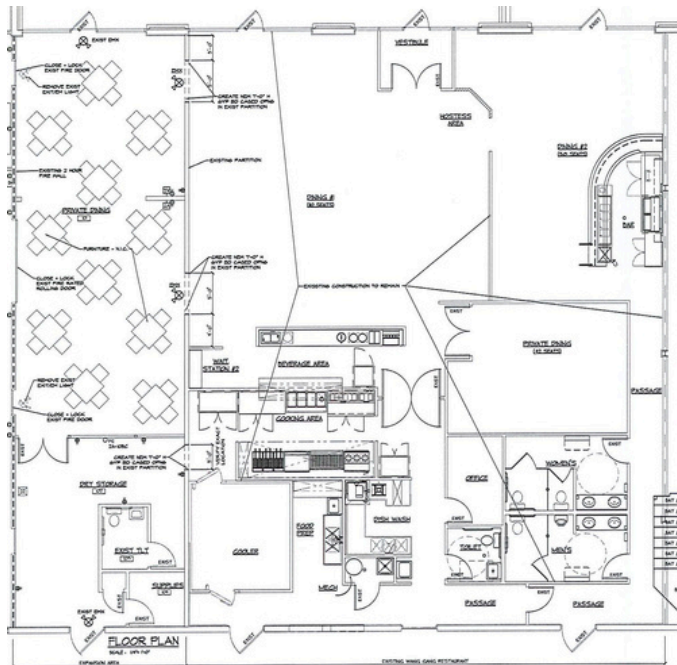


\*Not to scale



# FLOOR PLAN - SUITE 16-17 - RESTAURANT SPACE

UNIVERSITY POINTE II, EDWARDSVILLE, IL 62025



\*Not to scale



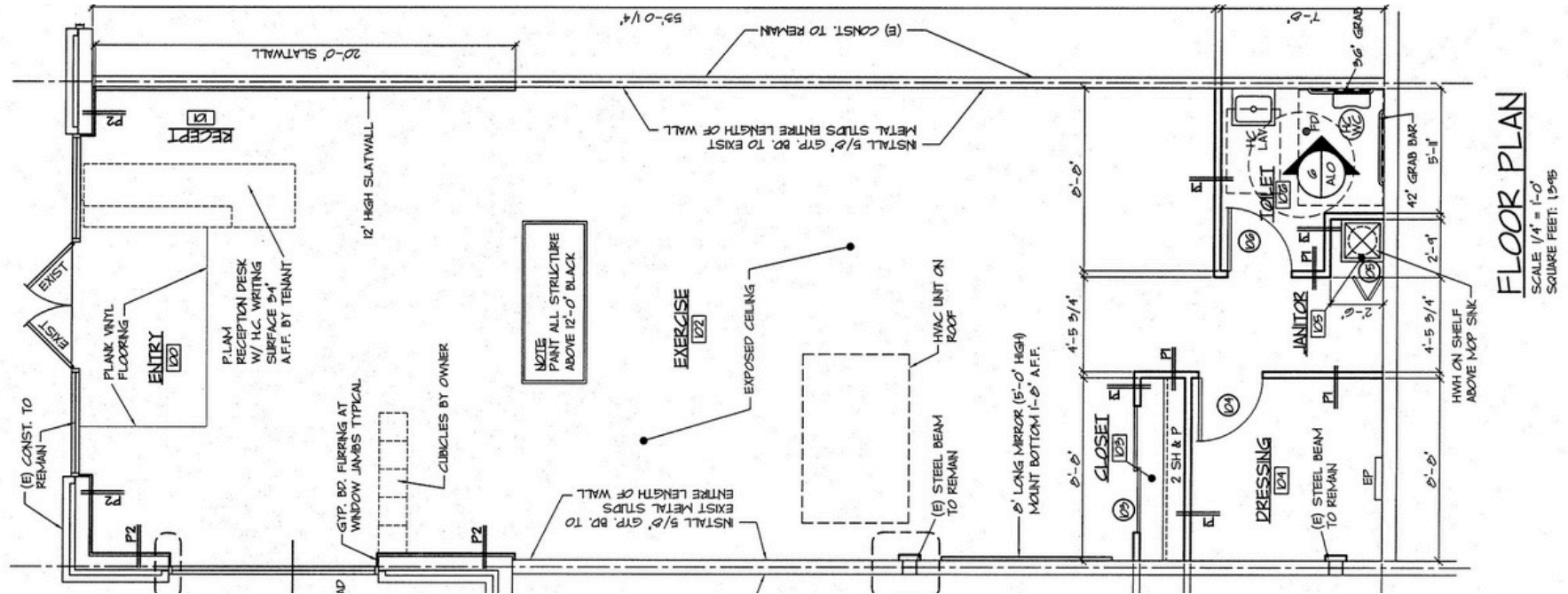


# FLOOR PLAN - SUITE 19B - OFFICE/RETAIL SPACE

UNIVERSITY POINTE I, EDWARDSVILLE, IL 62025



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

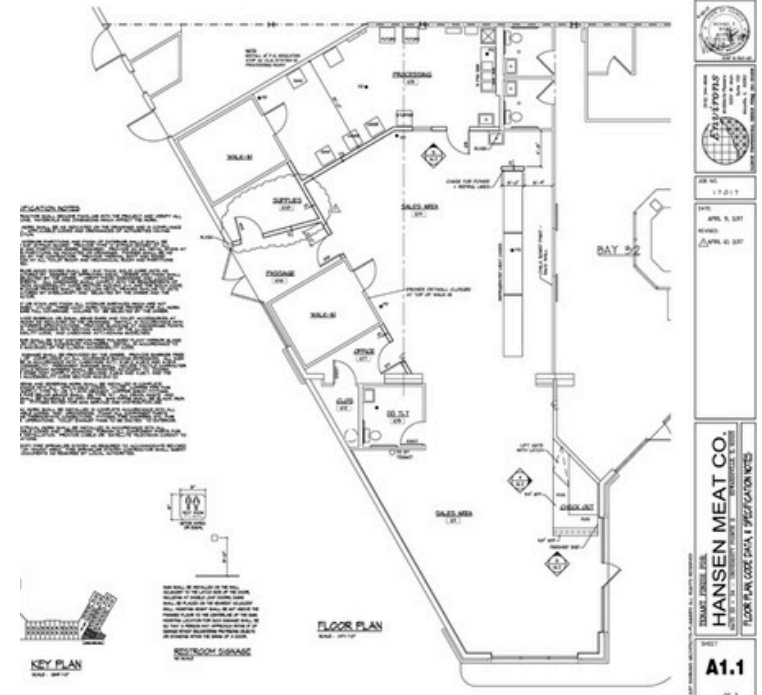


\*Not to scale



# FLOOR PLAN - SUITE 30 - OFFICE/RETAIL SPACE

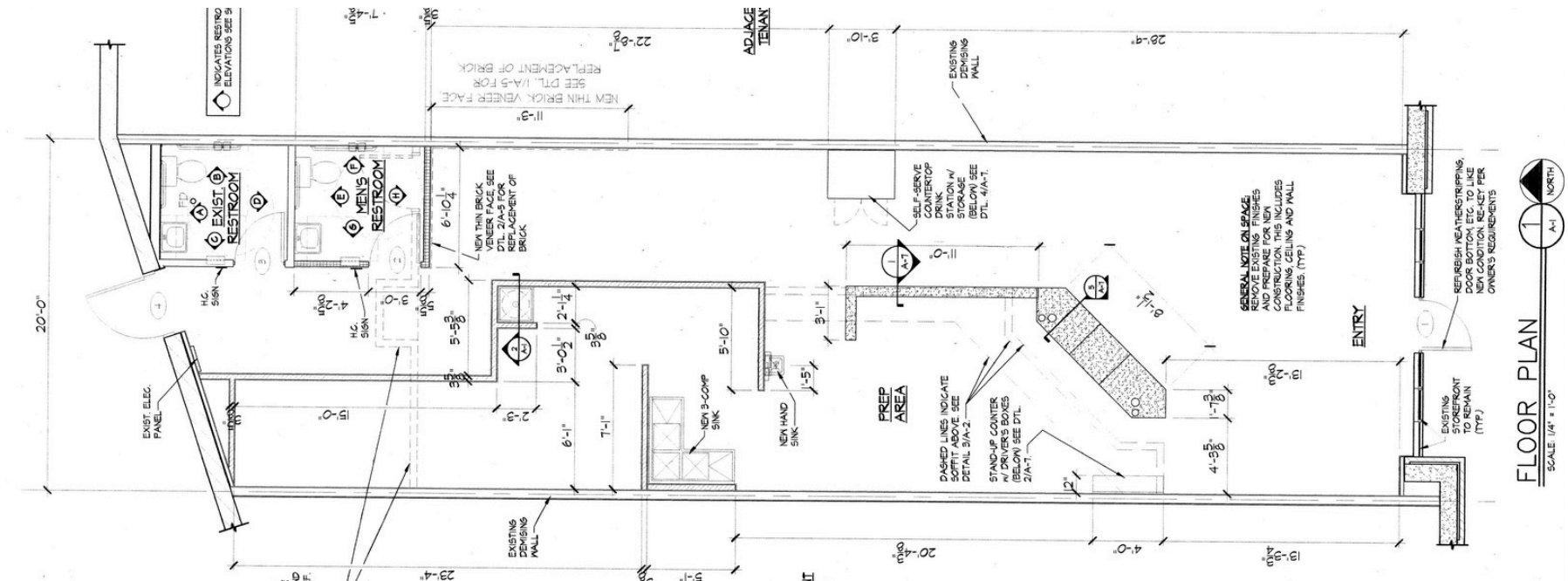
UNIVERSITY POINTE I, EDWARDSVILLE, IL 62025





# FLOOR PLAN - SUITE 3 - RESTAURANT/RETAIL SPACE

UNIVERSITY POINTE I, EDWARDSVILLE, IL 62025



\*Not to scale



# 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:	16,366 SF
Direct Lease:	16,366 SF
Office:	2,883 SF
Retail:	13,483 SF
Min Divisible:	1,295 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.

