

Office Space for Lease

2812 North Center St. (IL Route 159)
Maryville, IL 62062



Lease Rate: \$7.25 per SF, Gross

- Highly Visible location on N. Center St. (IL Route 159)
- Signage Opportunity on Route 159 with 17,000 ADT
- 3,720 SF (1,860 SF on each Floor)
- Improvements Negotiable

BARBERMURPHY

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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.

Expanded Area Map



Listing No: 2068

Office

2812 North Center Street
Maryville, IL 62062

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$7.25
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Improvements Negotiable

Comments

3,720 SF Available (Both floors are each 1,860 SF). Highly Visible location on IL Route 159 (North Center St.) with 17,000+/- ADT.

Total SF Available: 3,720 SF
Min Divisible SF: 1,860 SF

SQUARE FOOT INFO:

Building Total: 3,720 SF
Total Available: 3,720 SF
Direct Lease: 3,720 SF
Sublease: 0 SF
Office: 3,720 SF
Retail: 3,720 SF
Min Divisible: 1,860 SF
Max Contiguous: 1,860 SF

LAND MEASUREMENTS:

Acres: 0.20
Frontage: 200 FT
Depth: 45 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-02-04-401-038	TIF: No	Parking: Shared
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-1	Survey: No	Traffic Count: 16,900
Zoning By: Village of Maryville	Environmental: No	Property Tax: \$5,817.00
Complex:	Archaeological: No	Tax Year: 2017
Prior Use: Office		

STRUCTURAL DATA:

Year Built: 1974	Clearance Min:	Exterior: Brick
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 2	Floor Drains: No	Sprinklers: No
Class: C		

Listing Broker(s)

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