

West Pointe Centre Professional Office Space for Lease

201 West Pointe Drive, Swansea, IL 62226



- 1,200 SF Office Space available for Lease
 - Space offers Reception Area and 4 Private Offices
- Easily accessible from IL 159 (N Illinois St), less than 5 minutes from I-64
- Marquee and Building Signage on IL Route 159
- 24,800 ADT

Lease Rate: \$15.50 per SF, Gross

BARBERMURPHY

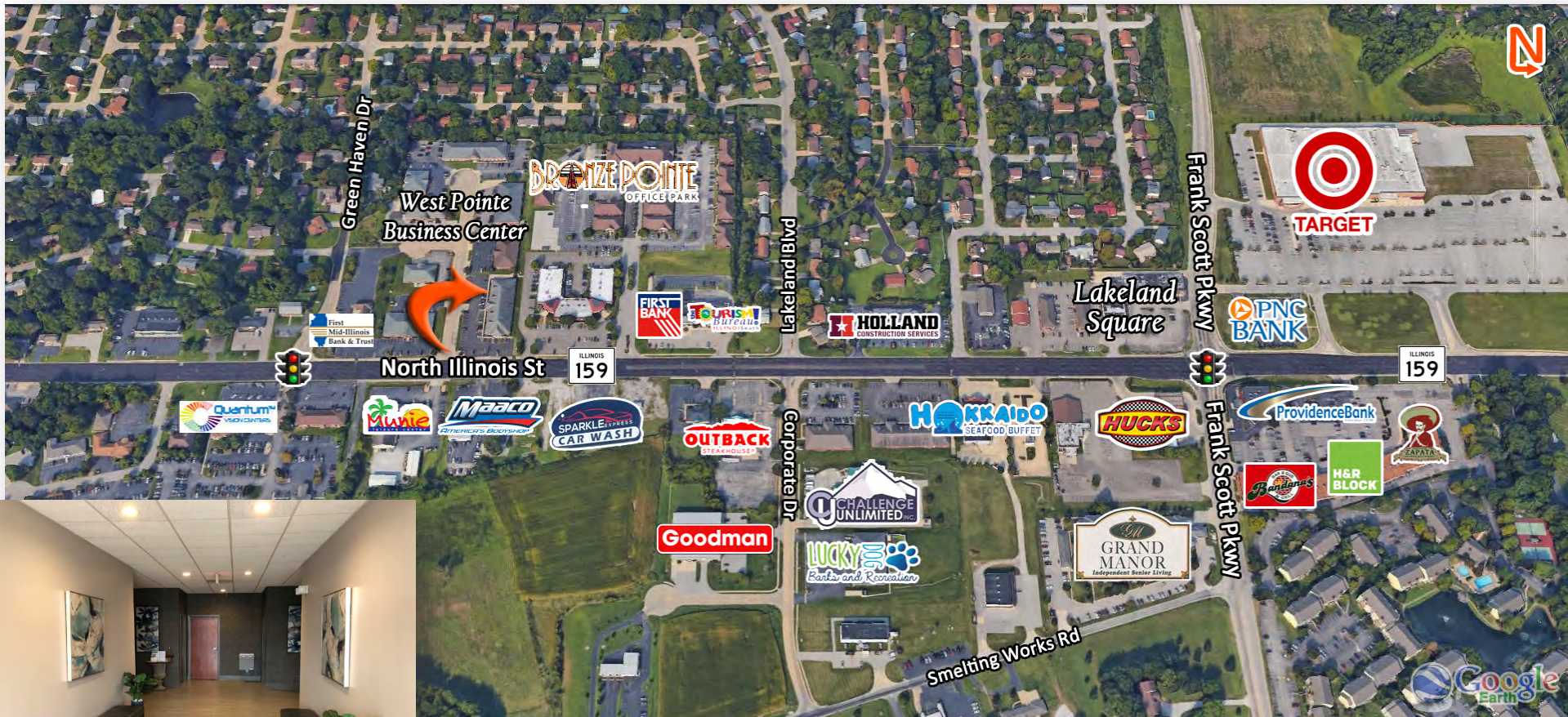
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP & IMAGES



Listing No: 516

Office

201 West Pointe Drive
Swansea, IL 62226

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$15.50
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

1,200 SF Office Space for Lease. This building was recently remodeled and was last used by an attorney. Space offers reception area and 4 private offices. Marquee and Building Signage on Rt. 159. The rest rooms are in the common area.

Comments

Easily accessible from IL 159 (N Illinois St), less than 5 minutes from I-64. Signage available along IL Route 159 & West Pointe Dr. 24,800 Cars per day on IL 159 (N Illinois St.)

Total SF Available: 1,200 SF
Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

Building Total: 13,300 SF
Total Available: 1,200 SF
Direct Lease: 1,200 SF
Sublease: 0 SF
Office: 1,200 SF
Retail: 0 SF
Min Divisible: 1,200 SF
Max Contiguous: 1,200 SF

LAND MEASUREMENTS:

Acres: 1.44
Frontage: 370 FT
Depth: 170 FT

PROPERTY INFORMATION:

Parcel No: 08-04.0-207-016	TIF: No	Parking: 60
County: St. Clair	Enterprise Zone: No	Surface Type: Paved
Zoning: Hwy Business	Survey: No	Traffic Count: 24,800
Zoning By: Swansea	Environmental: No	Property Tax:
Complex: West Pointe Centre	Archaeological: No	Tax Year:
Prior Use:		



STRUCTURAL DATA:

Year Built:	Clearance Min: 9'	Exterior: Brick
Rehab Year:	Clearance Max: 9'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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