



WHISPERING
heights

RELAX | PLAY | EXPLORE | SOCIALIZE



WHISPERING HEIGHTS

1001 - 1010 Enclave Boulevard | Edwardsville, IL

LEASING BY:



DEVELOPED BY:

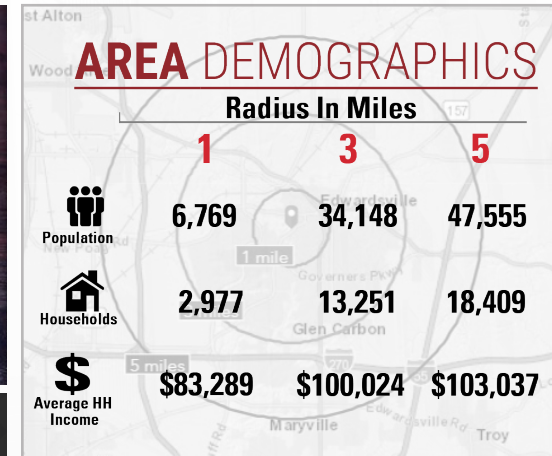


360°
virtual tours included

EDWARDSVILLE HIGHLIGHTS

COMMUNITY PROFILE

The City of Edwardsville, Illinois, is a thriving community east of St. Louis offering high quality development opportunities, outstanding demographics, progressive city planning, and visionary municipal leadership.



TOP HIGHLIGHTS

- Named 3rd on Family Circle Magazine's "10 Best Towns for Families".
- 20% Population Growth since 2000.
- Known as "The Retail Hub of Madison County" with a population of over 266,000 and a workforce of over 133,000 employees.
- With a Median Household Income of \$70,922, Edwardsville ranks higher than the State of Illinois' median of \$63,871.



MAJOR EMPLOYERS



EDUCATION HIGHLIGHTS



Edwardsville Community Unit District 7 Schools
At 97%, the high school graduation rate is one of the best in the state.

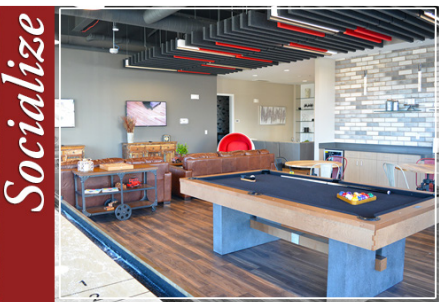
SOUTHERN ILLINOIS UNIVERSITY
EDWARDSVILLE
53.7% of the population holds a bachelor degree or higher.

Luxury Living Reaches New Heights

DEVELOPMENT FEATURES

1st OF ITS KIND IN EDWARDSVILLE

- 1st high end multi-family built since 1980
- 1st 6-story building in Edwardsville
- 1st parking garage (250 parking spaces)
- 1st development to create an upscale urban environment



Socialize

Relax

Play



Explore

RESIDENTIAL HIGHLIGHTS

- 153 luxury apartments
- Rooftop patios/fire pits
- High end business center & lounge
- Key fob access
- Fitness center
- Plank flooring / Stainless steel appliances / Granite countertops

visit WHISPERING *heights* here

RETAIL SPACE OVERVIEW



- Total of 17,730 SF first generation retail space
- Located directly between Downtown Edwardsville & Southern Illinois University Edwardsville (14,000 students)
- Lease Rate: \$25.00/SF, NNN

South Building

- 4,005 SF available
 - Suite A: 2,501 SF
 - Suite B: 1,504 SF
- Parking Ratio: 5.3/1,000

North Building

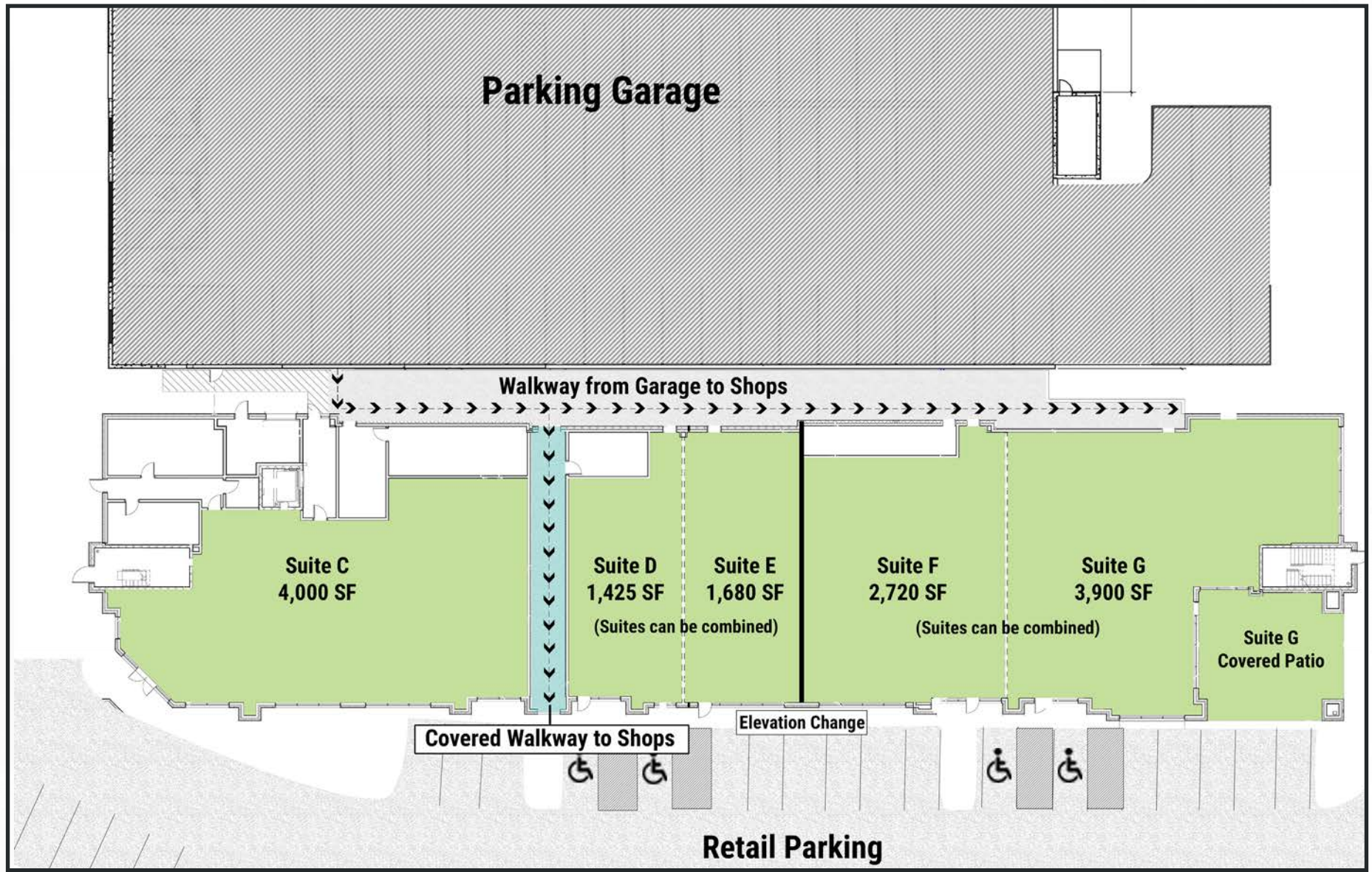
- 13,725 SF available
 - Suite C: 4,000 SF
 - Suite D: 1,425 SF
 - Suite E: 1,680 SF
 - Suite F: 2,720 SF
 - Suite G: 3,900 SF*
- *comes with covered patio for outdoor seating
- Parking Ratio: 5.8/1,000

SOUTH BUILDING FLOOR PLAN



- **CLICK FLOOR PLAN** TO TAKE VIRTUAL TOUR -

NORTH BUILDING FLOOR PLAN



- [CLICK FLOOR PLAN TO TAKE VIRTUAL TOUR](#) -

DIVERSE BUSINESS MARKET

RETAIL AERIAL



Leasing Information:



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Developed by:



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