



# WHISPERING *heights*

RELAX | PLAY | EXPLORE | SOCIALIZE

PUB

## WHISPERING HEIGHTS

*Edwardsville's Premier High-End Mixed Use Development*

LEASING BY:



DEVELOPED BY:



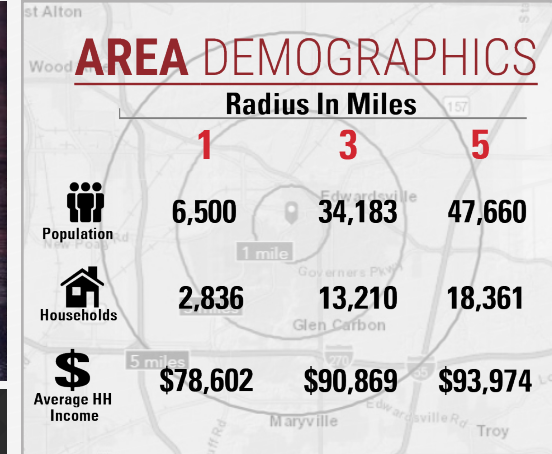
**DELIVERY 4Q 2019**



# 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 3<sup>rd</sup> 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.

# SETTING THE BAR

## DEVELOPMENT FEATURES

### 1<sup>st</sup> OF ITS KIND IN EDWARDSVILLE

- 1<sup>st</sup> high end multi-family built since 1980
- 1<sup>st</sup> 6-story building in Edwardsville
- 1<sup>st</sup> parking garage (225 parking spaces)
- 1<sup>st</sup> development to create an upscale urban environment



### 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

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# SITE OVERVIEW



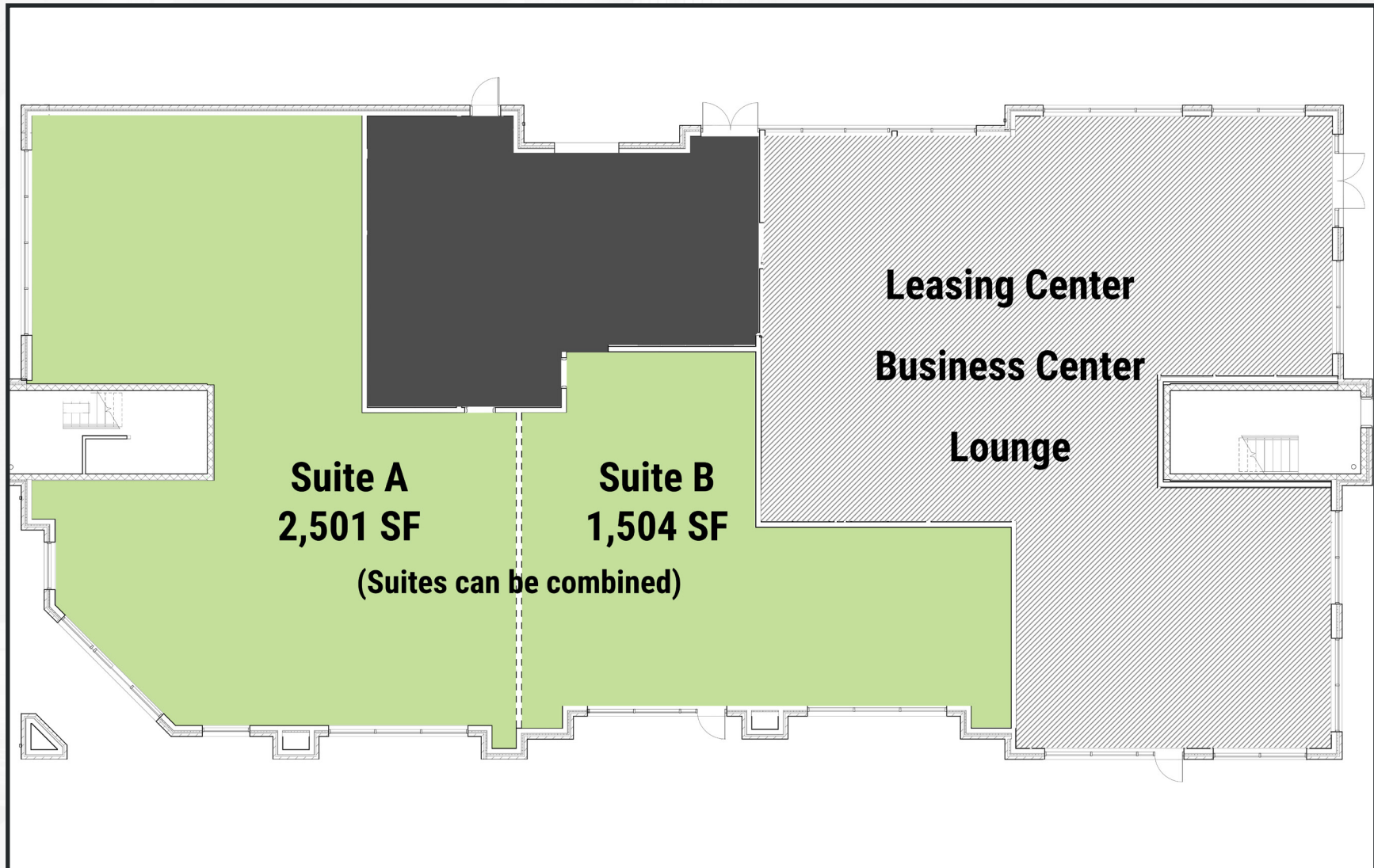
# RETAIL SPACE



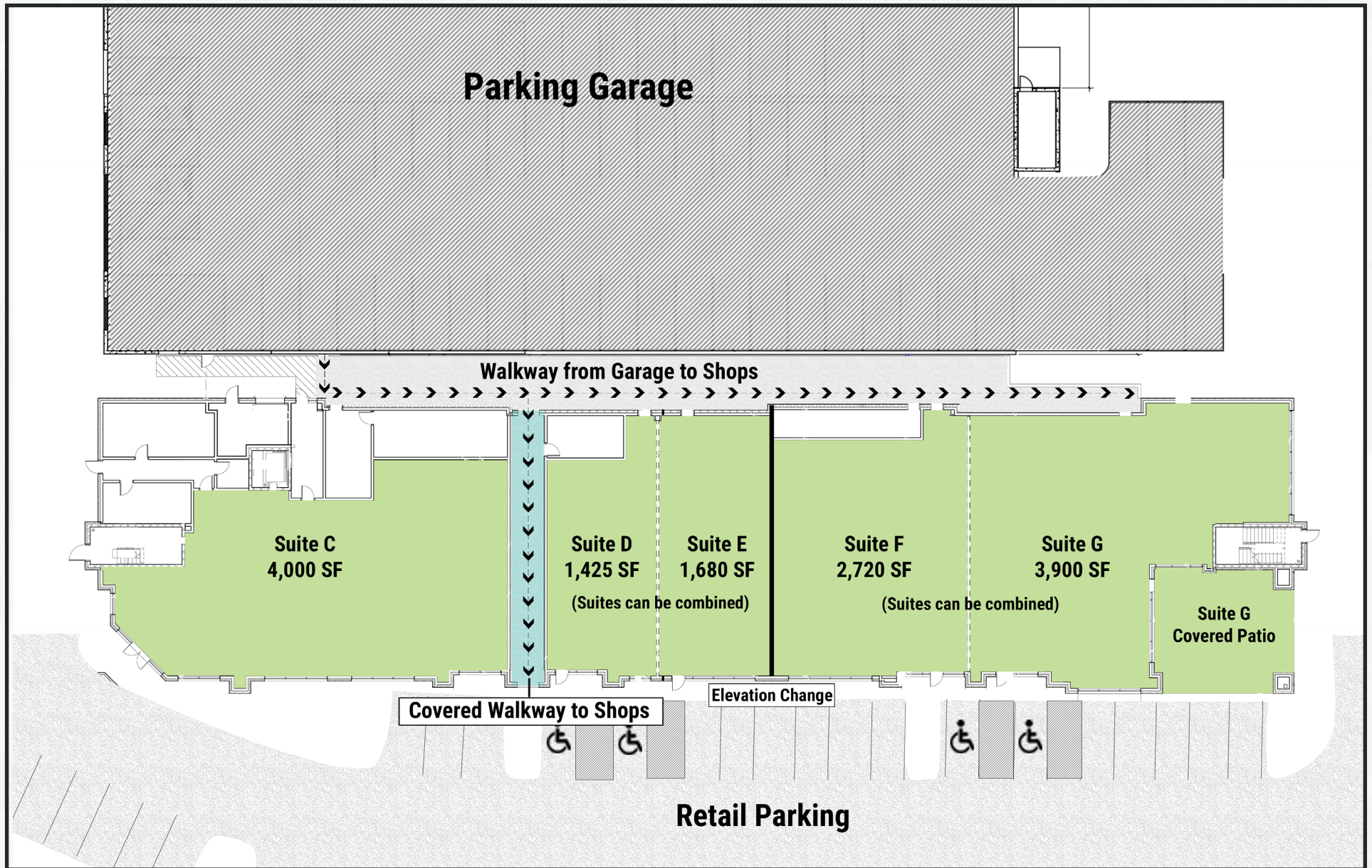
- » Total of 17,730 SF first generation retail space
- » South Building
  - 4,005 SF available
    - Suite A: 2,501 SF
    - Suite B: 1,504 SF
  - Parking Ratio: 5.3/1,000
- » North Building
  - 13,725 SF available
    - Suite C: 4,000 SF
    - Suite D: 1,425 SF
    - Suite E: 1,680 SF
    - Suite F: 2,720 SF
    - Suite G: 3,900 SF\*
  - \*comes with covered patio for outdoor seating
  - Parking Ratio: 5.8/1,000
- » Located directly between Downtown Edwardsville & Southern Illinois University Edwardsville (14,000 students)
- » Lease Rate: \$25.00/SF, NNN



# SOUTH BUILDING FLOOR PLAN



# NORTH BUILDING FLOOR PLAN



# DIVERSE BUSINESS MARKET

# RETAIL AERIAL



Leasing Information:



**BEN WEIS**  
 Managing Director - Retail Brokerage  
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[bweis@ngzimmer.com](mailto:bweis@ngzimmer.com)

**ZACH WILLIAMS**  
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Developed by:



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