

For Lease > Professional Office Space

201 West Pointe Drive, Swansea, IL 62226



❖ **1,400 SF Office Space available for Lease**

○ **Space offers Reception Area, 4 Private Offices, Network Rack and a Kitchenette/Break Room**

❖ **Easily accessible from IL 159 (N Illinois St), less than 5 minutes from I-64**

❖ **Signage available along West Pointe Drive; 24,800 Cars per day on IL 159**

BARBERMurphy
GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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Lease Rate: \$14.75 per SF, Gross

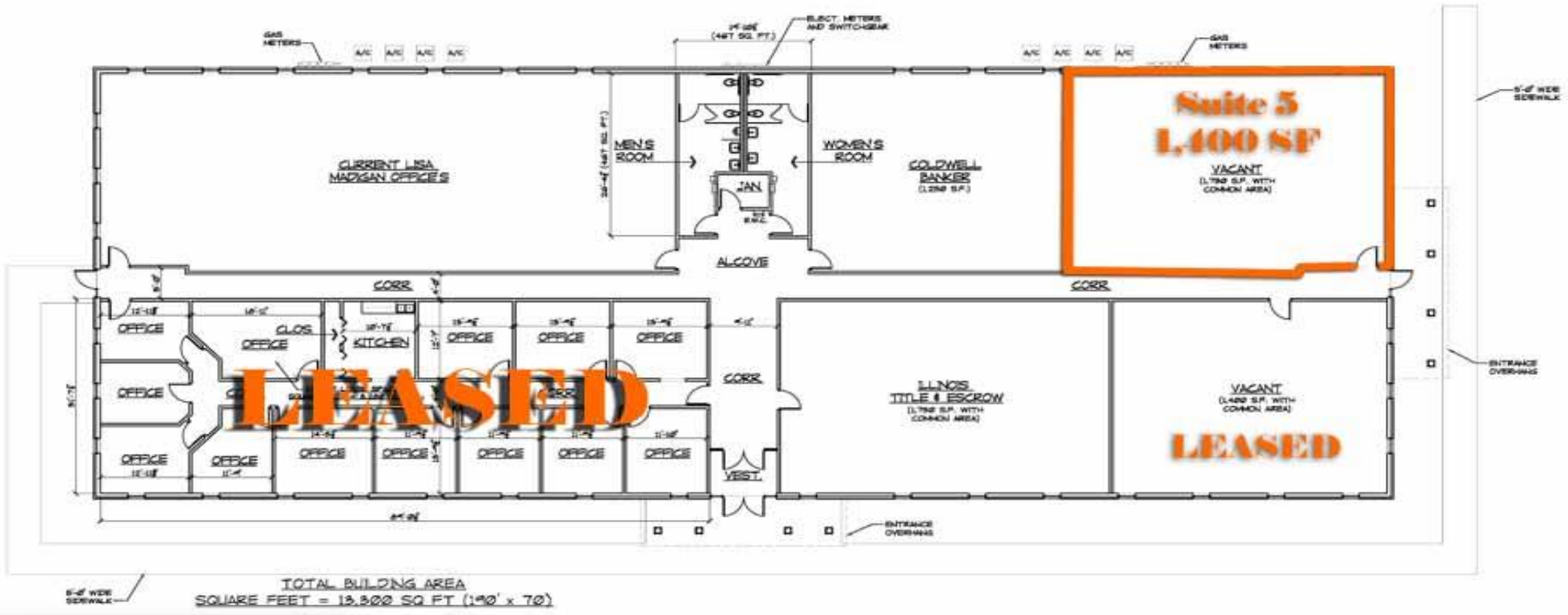
Individual Memberships

CCIM

SIOR

INDIVIDUAL
MEMBER

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.



1 AS-BUILT FLOOR PLAN
SCALE: 1/8" = 1'-0"



Space Specs

Listing No: 516.2

Office- Office Building

201 West Pointe Drive
Suite 5
Swansea, IL 62226

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$14.75
Lease Type: Modified Gross
Net Charges:
CAM Charges:

Leasing Comments:

1,400 SF Office Space for Lease. Space offers reception area, 4 private offices, network rack and a kitchenette/break room. Rest rooms are in the common area.

Total Unit SF: 1,400 SF
Min Divisible SF: 1,400 SF

SQUARE FOOT INFO:

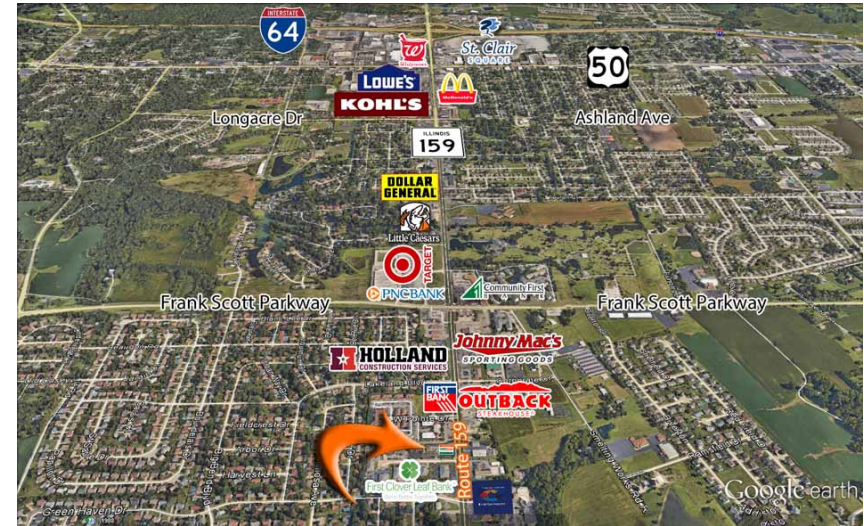
Building Total: 13,300 SF
Total Available: 1,400 SF
Direct Lease: 1,400 SF
Sublease: 0 SF
Office: 1,400 SF
Retail: 0 SF
Min Divisible: 1,400 SF
Max Contiguous: 1,400 SF

LAND MEASUREMENTS:

Acres: 1.44
Frontage: 370 FT
Depth: 170 FT

PROPERTY INFORMATION:

Parcel No:	08-04.0-207-016	TIF:	No	Parking:	60 Shared
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:					



Comments

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

STRUCTURAL DATA:

Year Built:	1998	Clearance Min:	8	Exterior:	Brick
Rehab Year:		Clearance Max:	8	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:	B				

Listing Broker(s)

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