

FOR LEASE > EXECUTIVE OFFICE SUITES 200 SF - 800 SF

100 N. Main Street, Edwardsville, IL 62025



BARBERMURPHY

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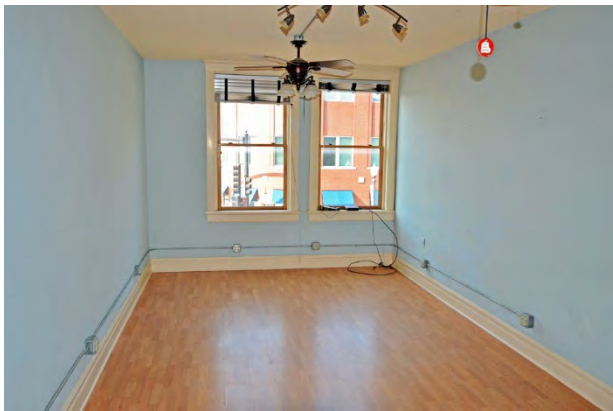




PROPERTY SUMMARY

- Historic building at intersection of Main St and Vandalia
- Executive suites to fit various users' needs
- Proximity to surrounding businesses and restaurants
- Multiple Suites ranging from 200 SF - 800 SF

LEASE RATE: \$22.00 per SF, Gross



Listing No:**Office****Retail**Bohm Building
100 North Main St
Edwardsville, IL 62025**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$22.00**Lease Type:** Gross**Net Charges:****CAM Charges:****Lease Term:****Leasing Comments:**

Premiere Office/Retail building in Downtown Edwardsville. Executive suites available from 200-800 square feet.

Comments**Total SF Available:** 2,550 SF**Min Divisible SF:** 200 SF**SQUARE FOOT INFO:****Building Total:** 15,030 SF**Total Available:** 2,550 SF**Direct Lease:** 2,550 SF**Sublease:** 0 SF**Office:** 0 SF**Retail:** 0 SF**Min Divisible:** 200 SF**Max Contiguous:** 850 SF**LAND MEASUREMENTS:****Acres:** 0.28**Frontage:** 180 FT**Depth:** 60 FT**PROPERTY INFORMATION:****Parcel No:** 14-2-15-11-11-202-019**County:** Madison**Zoning:** B2**Zoning By:** City of Edwardsville**Complex:****Prior Use:****TIF:****Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:****Surface Type:** Asphalt**Traffic Count:** 13,000**Property Tax:** \$19,908.00**Tax Year:** 2020**STRUCTURAL DATA:****Year Built:** 1911 **Clearance Min:** **Exterior:** Brick**Rehab Year:** **Clearance Max:** **Bay Spacing:****Floors:** 3 **Floor Drains:** **Sprinklers:****Class:****Listing Broker(s)**Carter Marteeny
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