

For Lease > 2,082 SF Office Space

343 Fountains Pkwy
Fairview Heights, IL 62208



Lease Rate: \$16.50 per SF, NNN

- Professional Office Space available for Lease
- Located in the Fountains at Fairview Office Park
- Monument Signage Available
- Broker has an ownership interest
- Adjoining Tenant has "FROR"



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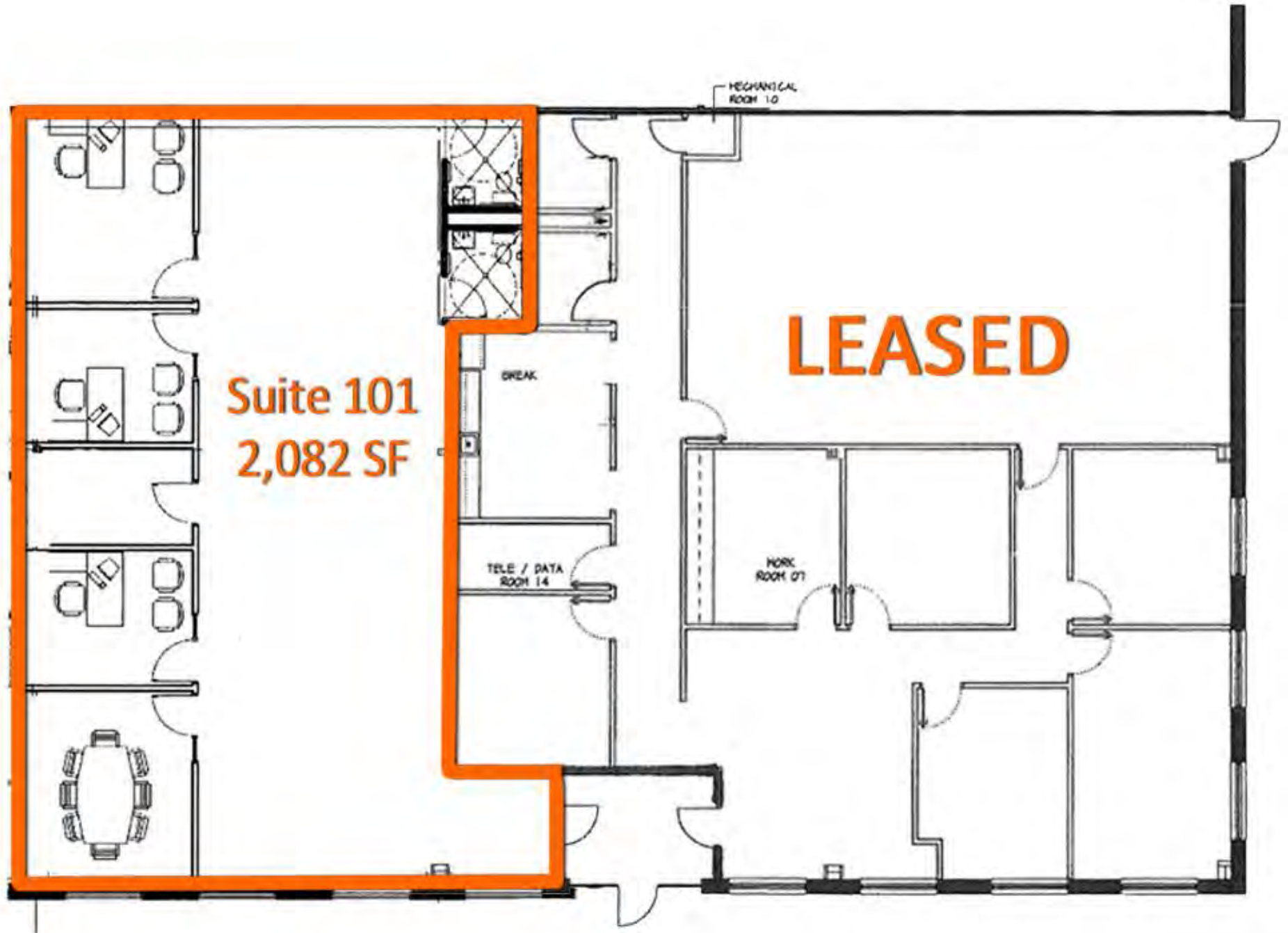
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



Google e
Image Landsat / Copernicus



Suite 101
2,082 SF

LEASED

Listing No: 996

Office

343 Fountains Parkway
Fairview Heights, IL 62208

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$16.50
Lease Type: NNN
Net Charges: \$3.72
CAM Charges:
Lease Term:

Leasing Comments:

Available July 2017

Comments

2,082 SF located in Fountains at Fairview Office Park. Monument Signage Available.

Broker has ownership interest.

Total SF Available: 2,082 SF
Min Divisible SF: 2,082 SF

SQUARE FOOT INFO:

Building Total: 23,362 SF
Total Available: 2,082 SF
Direct Lease: 2,082 SF
Sublease: 0 SF
Office: 2,082 SF
Retail: 0 SF
Min Divisible: 2,082 SF
Max Contiguous: 2,082 SF

LAND MEASUREMENTS:

Acres: 2.50
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 03-22.0-305-010	TIF: No	Parking: 4.5/1000
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-3	Survey: Yes	Traffic Count:
Zoning By: Fairview Heights	Environmental: Yes	Property Tax: \$46,252.00
Complex: Fountains at Fairview	Archaeological: Yes	Tax Year: 2015
Prior Use:		



STRUCTURAL DATA:

Year Built: 2007	Clearance Min:	Exterior: Brick
Rehab Year: 2013	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: Yes
Class:		

Listing Broker(s)

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