

# SUB-LEASE

1300 Mercantile Drive  
Highland, Illinois

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## PROFESSIONAL OFFICE SPACE

- 1,500 Square Feet Available (Sub-Lease)
- Four (4) private offices, one (1) conference room, reception area, waiting area, storage area and one (1) restroom
- Professionally Managed
- Excellent accessibility & visibility
- Pylon signage available
- Close to Highland's Business District
- Average Daily Traffic Count: 8,700
- Available 2<sup>nd</sup> Qtr. 2020
- **Lease Rate: \$13.00 PSF plus NNN \$2.00 PSF**

For information, contact:

**DAVE KUNKEL**

**Broker**

DAVE@CHOOSEKWG.COM

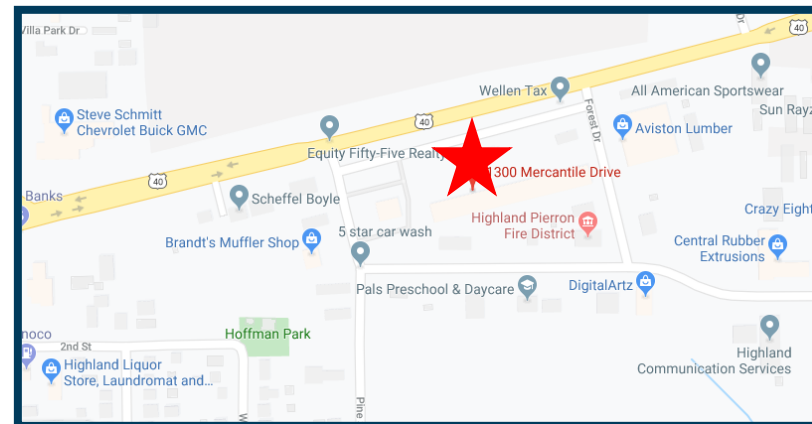
618.632.8200 OFFICE

618.977.1846 MOBILE

784 WALL STREET, SUITE 150

O'FALLON, IL 62269

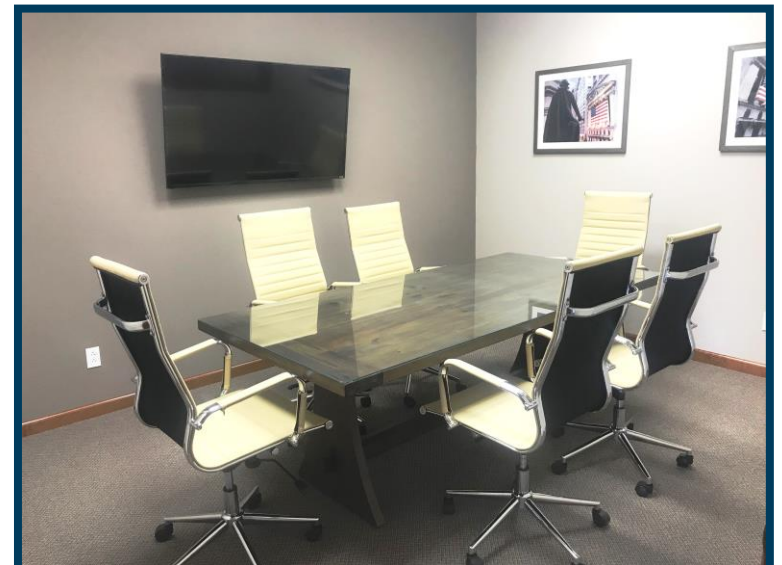
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# PHOTOS

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



## COMMERCIAL BUILDING INFORMATION

**Building Name:** Professional Office Space- Sub-Lease

**Address:** 1300 Mercantile

**City:** Highland **State:** IL **Zip:** 62249 **County:** Madison

**Building Size:** 23,906 SF Office/ Retail Strip Center

**Useable/Rentable:** U **Total Space Available Now:** 1,500 SF

**Year Built:** 1979 **Last Major Rehab:** 2017 **Number of Floors:** One (1)

**Ceiling Height:** 8' **Elevators:** No **Sprinklers:** No

**Overhead Doors:** N/A

**Lot Size:** 2.5 +/- acres **Frontage:** 367' **Depth:** 230'

**Parking Spaces:** 137 **Traffic Count:** 8,700

**Zoning:** C-3 Hwy Business **By:** City of Highland

**Permanent Parcel #:** 02-2-18-32-16-401-013, 02-2-18-32-16-401-014

**Lease/Sub-Lease Rate:** \$13.00 PSF plus NNN est @\$2.00 PSF

**Comments:** Professional Office Space for Sub-Lease  
Pylon signage available

KUNKEL WITTENAUER GROUP

784 WALL STREET, SUITE 150 O'FALLON, IL 62269

618.632.8200 [www.choosekwg.com](http://www.choosekwg.com)

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