

FOR SALE OR LEASE

1 Bronze Pointe Swansea, Illinois 62226

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Professional Office Building

- 1,866 SF – 8,612 SF Available For Lease
- Owner/ User Opportunity
- Parking for 114 Vehicles
- Excellent exposure from Hwy 159
- 2 miles from I-64 & Exit 12
- Monument Signage along Hwy 159
- **Lease Rate: \$15.50 PSF, Gross Lease**
- **Sale Price: \$1,000,000.00**

EXPERIENCE... DEDICATION... RESULTS

For information contact:

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Broker

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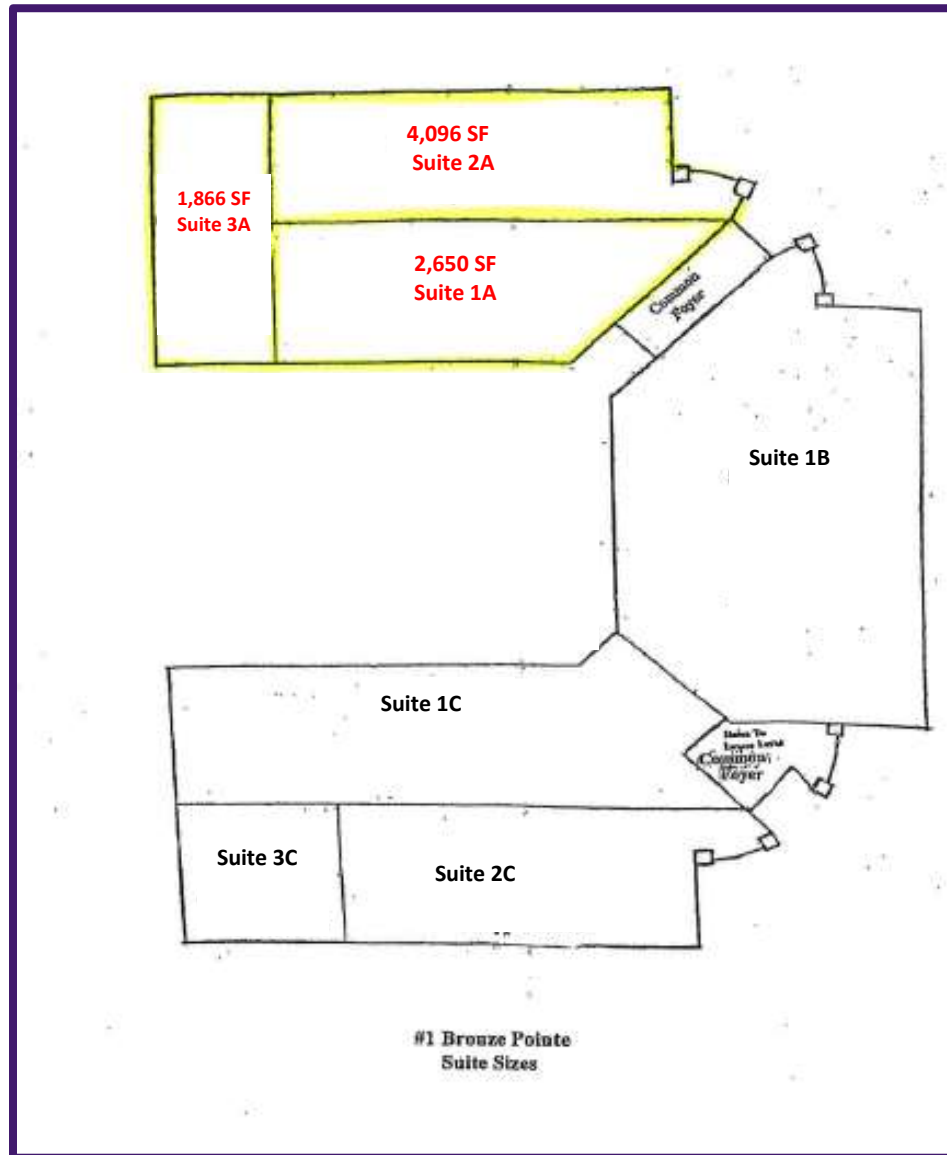


Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

FLOOR PLANS

1 Bronze Pointe Swansea, Illinois 62226

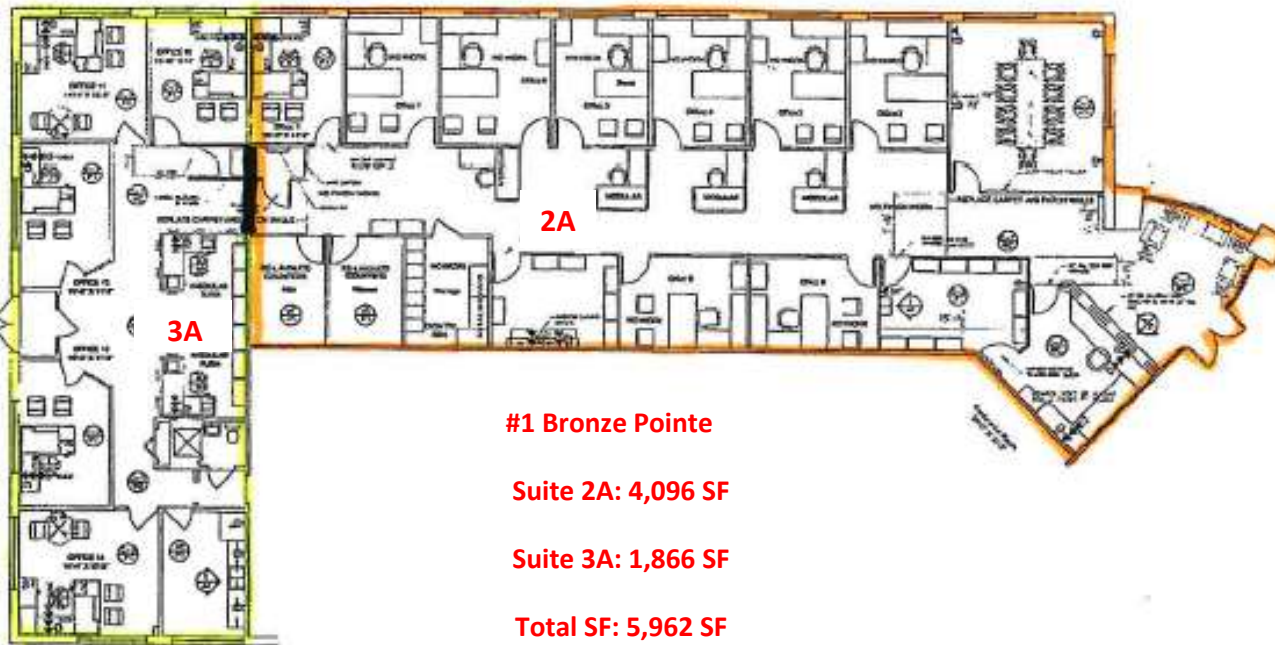
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#1 Bronze Pointe

Suite 2A: 4,096 SF

Suite 3A: 1,866 SF

Total SF: 5,962 SF

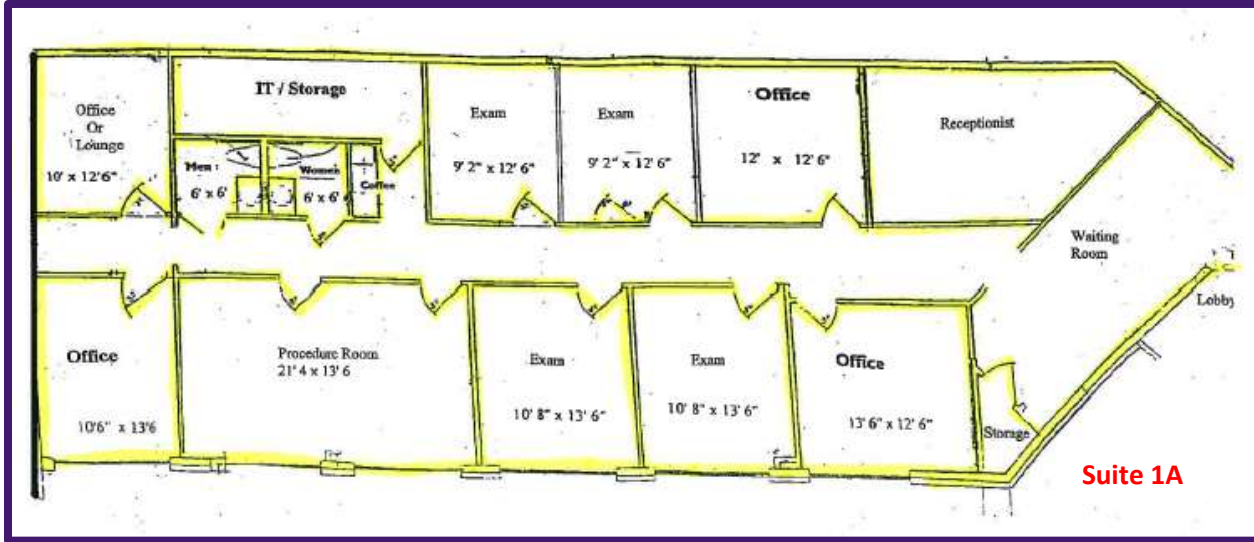


FLOOR PLANS

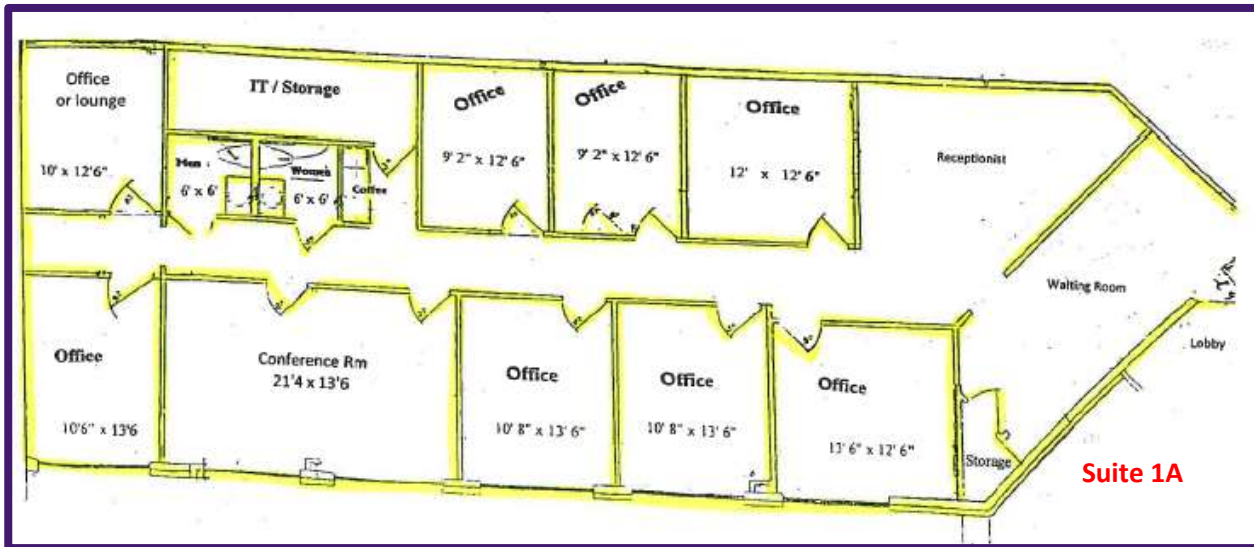


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**Medical Floor Plan Option:
Suite 1A
2,650 Square Feet**



**Office Floor Plan Option:
Suite 1A
2,650 Square Feet**



COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Building

Address: 1 Bronze Pointe

City: Swansea **State:** IL **Zip:** 62226 **County:** Saint Clair

Building Size: Offering is for Suite 1A, 2A & 3A Totaling 8,612 SF

Total SF Available Now: 1,866 SF - 8,612 SF

Year Built: 1990 **Number of Floors:** One

Ceiling Height: 12' Main Level **Elevators:** No **Sprinklers:** No

Overhead Doors: N/A

Parking Spaces: 114 Surface Parking Spaces

Zoning: PB-Planned Business **By:** Village of Swansea

Permanent Parcel #: 08-04-0-207-043

Taxes (Year): 2017/\$15,679.44

Sale Price: \$1,000,000 for Suites 1A, 2A & 3A

Lease/Sub-Lease Rate: \$15.50 PSF, Gross Lease

Lease Rate Includes: Tenant pays Utilities & Janitorial

Landlord pays Taxes, Insurance & Common Area Maintenance

Comments: 2 Miles from I-64 Exit 12, Great exposure along Hwy 159.
Pylon signage on 159
Professional Business Park

KUNKEL COMMERCIAL GROUP

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