

FOR LEASE

2603 Plaza Drive Highland, Illinois

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OFFICE SPACE

- 1,000 SF Available (Built to Suit)
- Under New Ownership
- Located at west entrance to town along Hwy 40
- Great visibility!
- Building underwent major renovations!
- Tenant Improvements offered
- Space available 2nd Qtr. 2020
- **Lease Rate: \$1,500.00 per month**
- **Modified Gross Lease**

For information, contact:

DAVE KUNKEL

Broker

DAVE@CHOOSEKWG.COM

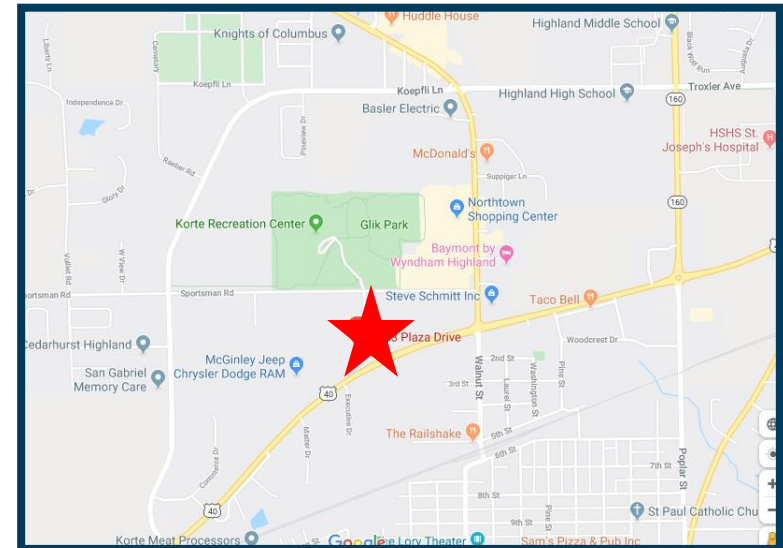
618.632.8200 OFFICE

618.977.1846 MOBILE

784 WALL STREET, SUITE 150

O'FALLON, IL 62269

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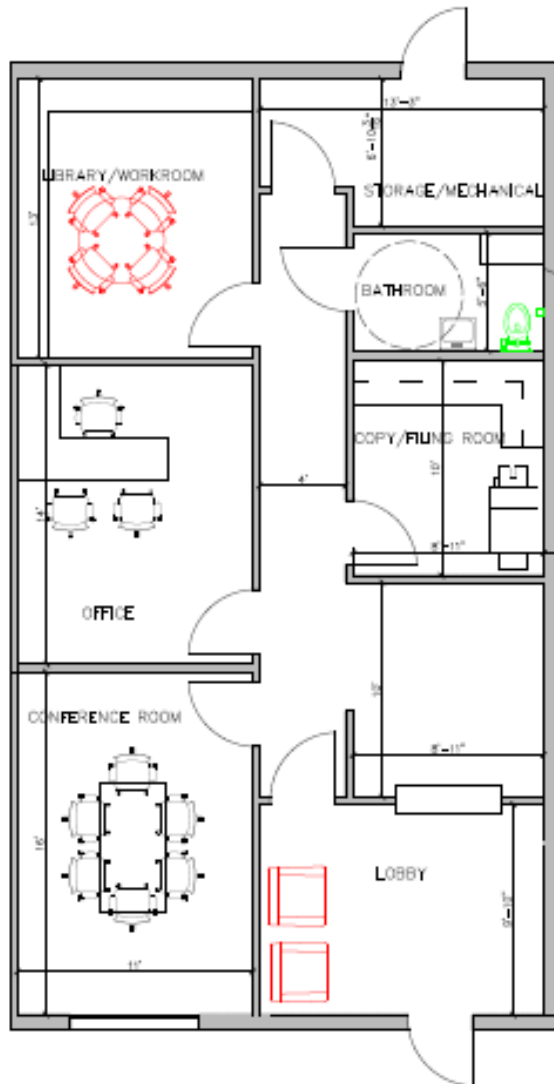


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FLOOR PLAN

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SUGGESTED FLOOR PLAN ONLY!

Current condition is in "White Box" condition.

This option shows how the space could be built out.

1,000 SF Available



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COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Building

Address: 2603 Plaza Drive

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

Building Size: 4,020 SF

Useable/Rentable: U **Total Space Available Now:** 1,000 SF

Year Built: 1986 **Last Major Rehab:** 2020 **Number of Floors:** 1

Ceiling Height: 8' **Elevators:** None **Sprinklers:** None

Overhead Doors: N/A

Lot Size: .44 acre **Frontage:** 169.4'

Parking Spaces: 30 **Traffic Count:** 6,750 on Hwy 40

Zoning: C-3 **By:** City Of Highland

Permanent Parcel #: 02-1-18-32-13-301-018

Taxes (Year): 2018/\$5,420.56

Sale Price: N/A

Lease Rate: \$1,500.00 Per Month Modified Gross Lease

Comments: Newly Renovated!

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