

OFFICE FOR LEASE

FAIRVIEW EXECUTIVE PLAZA III

8 EXECUTIVE DR - FAIRVIEW HEIGHTS, IL 62208 I-64 & RTE. 159



PROPERTY DESCRIPTION

Strategically located in the Fairview Heights Office Park, Fairview Executive Plaza III is situated at the center of a premier business and dynamic growth area. Bordered by I-64 and Route 159, Fairview Heights Executive Plaza III is directly across from St. Clair Square Mall and offers high visibility, convenient access to all markets and close proximity to Downtown St. Louis (15 minutes), Scott Airforce Base/Mid America Airport (12 minutes) and Lambert St. Louis International Airport (30 minutes).

- 1,066 - 6,073 sf available
- Two-story Class A office building
- Building & Monument signage available
- Immediate access to I-64 & Route 159
- Dozens of restaurants and services within the immediate area
- Convenient to I-255, I-70, I-55 and Illinois Routes 157, 158, 159 and 143
- Full Service Lease Rate: \$21.90 psf



BALKE BROWN
T TRANSWESTERN[®]

1001 Highlands Plaza Drive West, Suite 150
St. Louis, MO 63110
p: 314.621.1414 | www.balkebrown.com

LEASING INFORMATION

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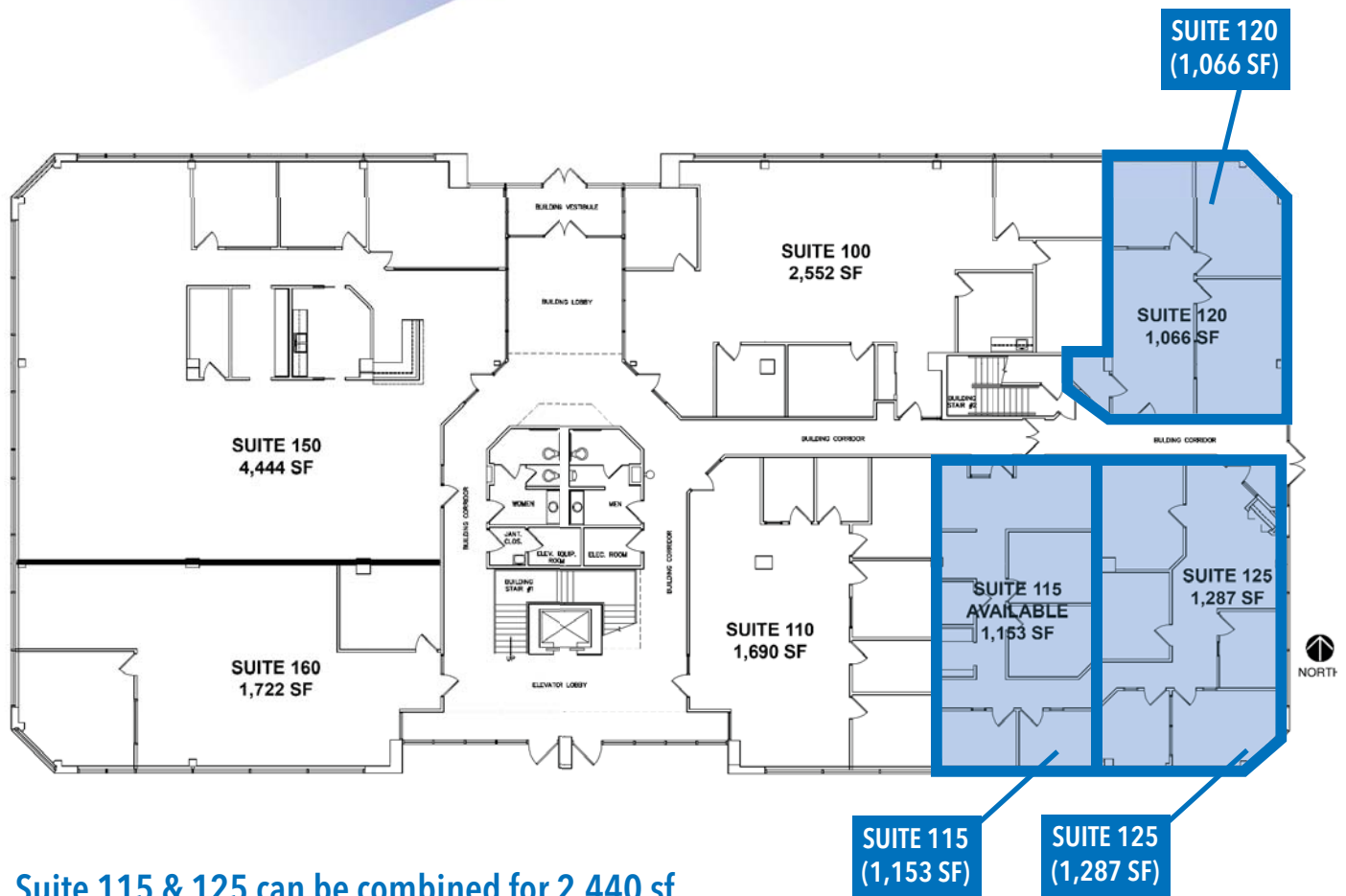
MICHAEL HOLLAND
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Suite 115 & 125 can be combined for 2,440 sf

1ST FLOOR

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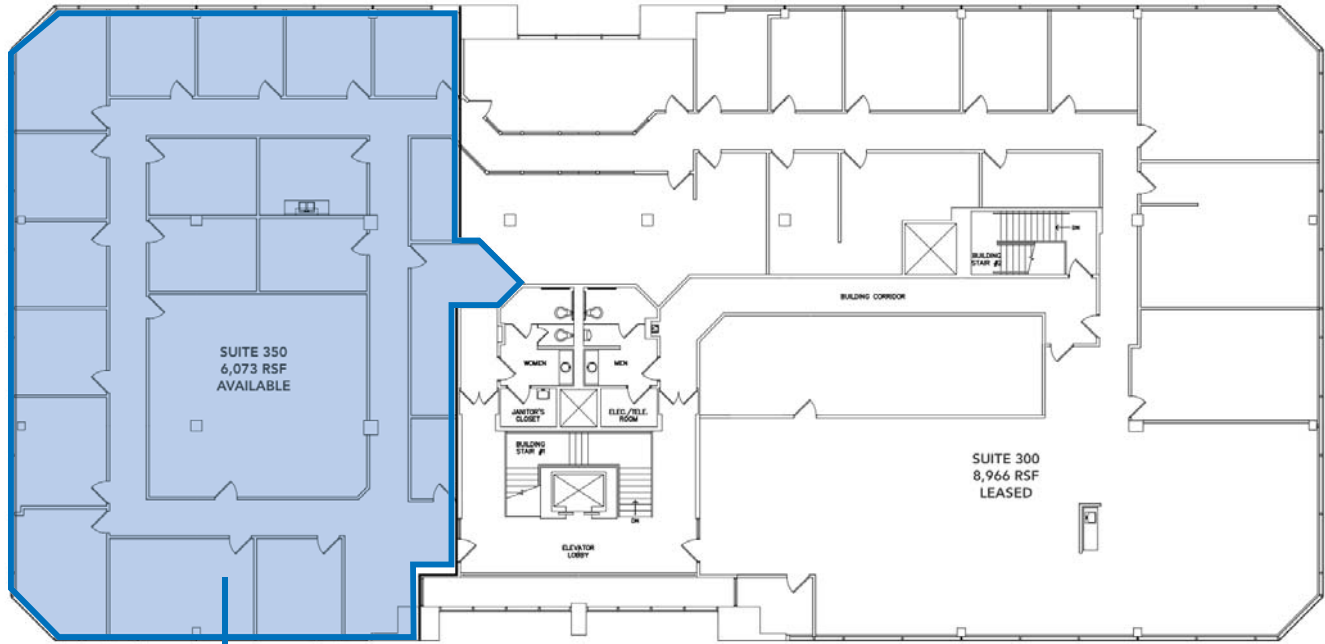
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SUITE 350
(6,073 SF)

3RD FLOOR

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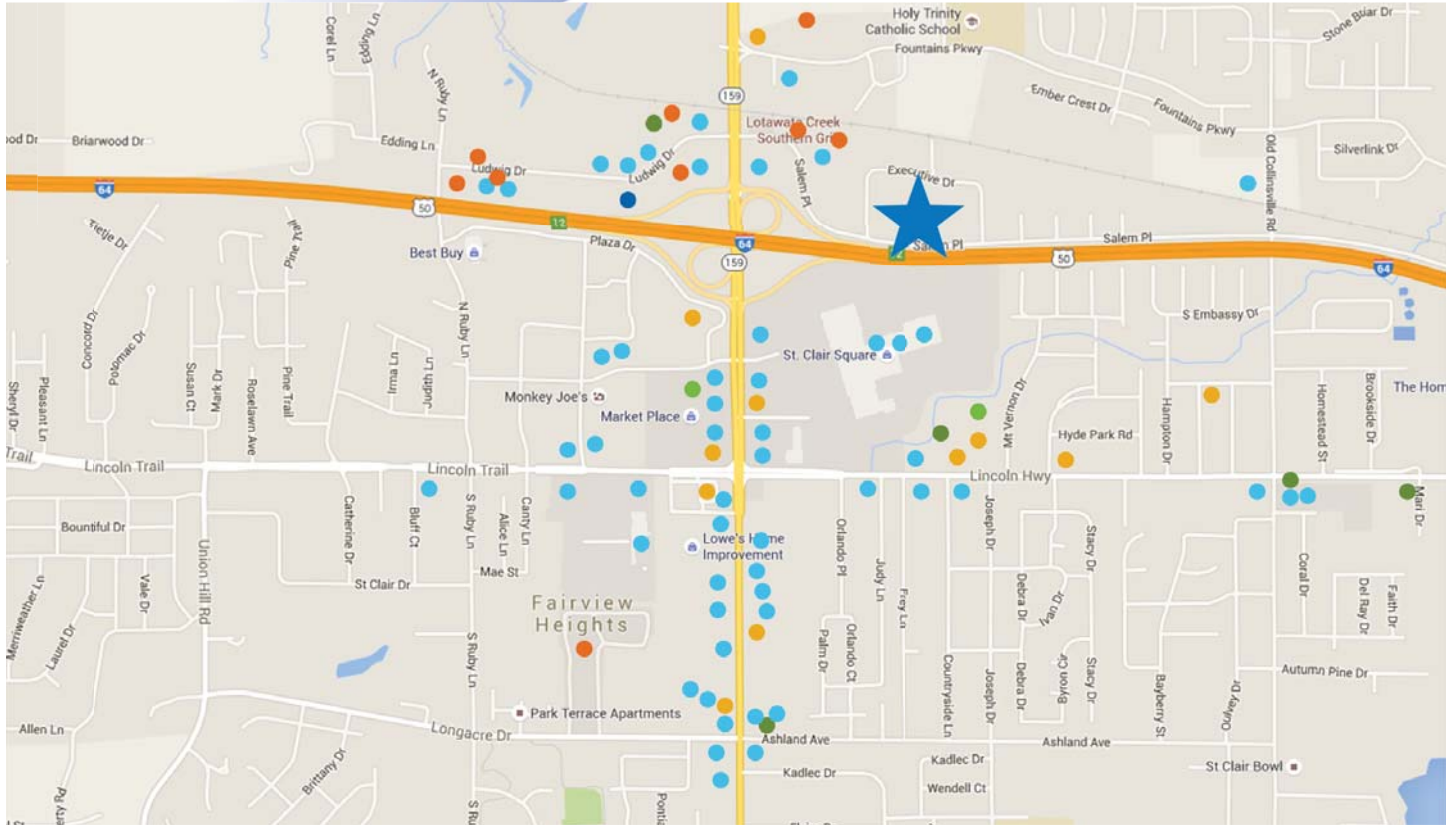
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AMENITIES MAP

DINING

- Lotawata Creek
- TGI Fridays
- Shogun Japanese Steakhouse
- Andria's Restaurant
- Houlihan's
- Bob Evans
- Olive Garden
- Applebee's
- Joe's Crab Shack
- Sbarro
- Panda Express
- Charley's Grilled Subs

- Sarku Japan
- Gyro Gyro
- Cheddar's
- Taco Bell
- Ruby Tuesday
- Hooters
- Boston Market
- Wasabi Sushi Bar
- Red Robin
- White Castle
- Imo's Pizza
- Arby's
- Fortel's Pizza
- Lilly Steak & Grill
- China King

- The Chuck Wagon
- Burger King
- Dandy Inn Irish Pub
- Penn Station
- Subway
- McAlister's Deli
- Long John Silver's
- Show-Me's Sports Bar
- Honey Baked Ham
- McDonald's
- Chipotle
- Steak n Shake
- Cayden's Diner
- ERJ Dining
- Smokey Bones

- LongHorn Steakhouse
- Popeyes
- St. Louis Bread Co.
- Firehouse Subs
- Wing Street
- Pasta Fare
- Krispy Kreme
- Fazoli's
- Sushi Tatsu

LODGING

- Holiday Inn
- America's Best Value Inn
- Four Points by Sheraton
- Super 8

- Drury Inn & Suites
- Fairfield Inn
- Comfort Suites
- Hampton Inn
- Marriott ExecuStay

GROCERY & PHARMACY

- Fresh Thyme
- Schnucks

BANKING

- Centrue Bank
- US Bank
- Associated Bank
- First Bank

- HSBC Bank
- First Community Credit Union
- F&M Bank
- Commerce Bank
- Regions Bank

FITNESS CENTERS

- Planet Fitness
- Curves
- Club Fitness
- Dynamic Fitness

ENTERTAINMENT

- St. Clair 10 Cine



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