

MARK TWAIN PLAZA - OFFICE SUITES FOR LEASE

West Vandalia & Main St., Edwardsville, IL 62025



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

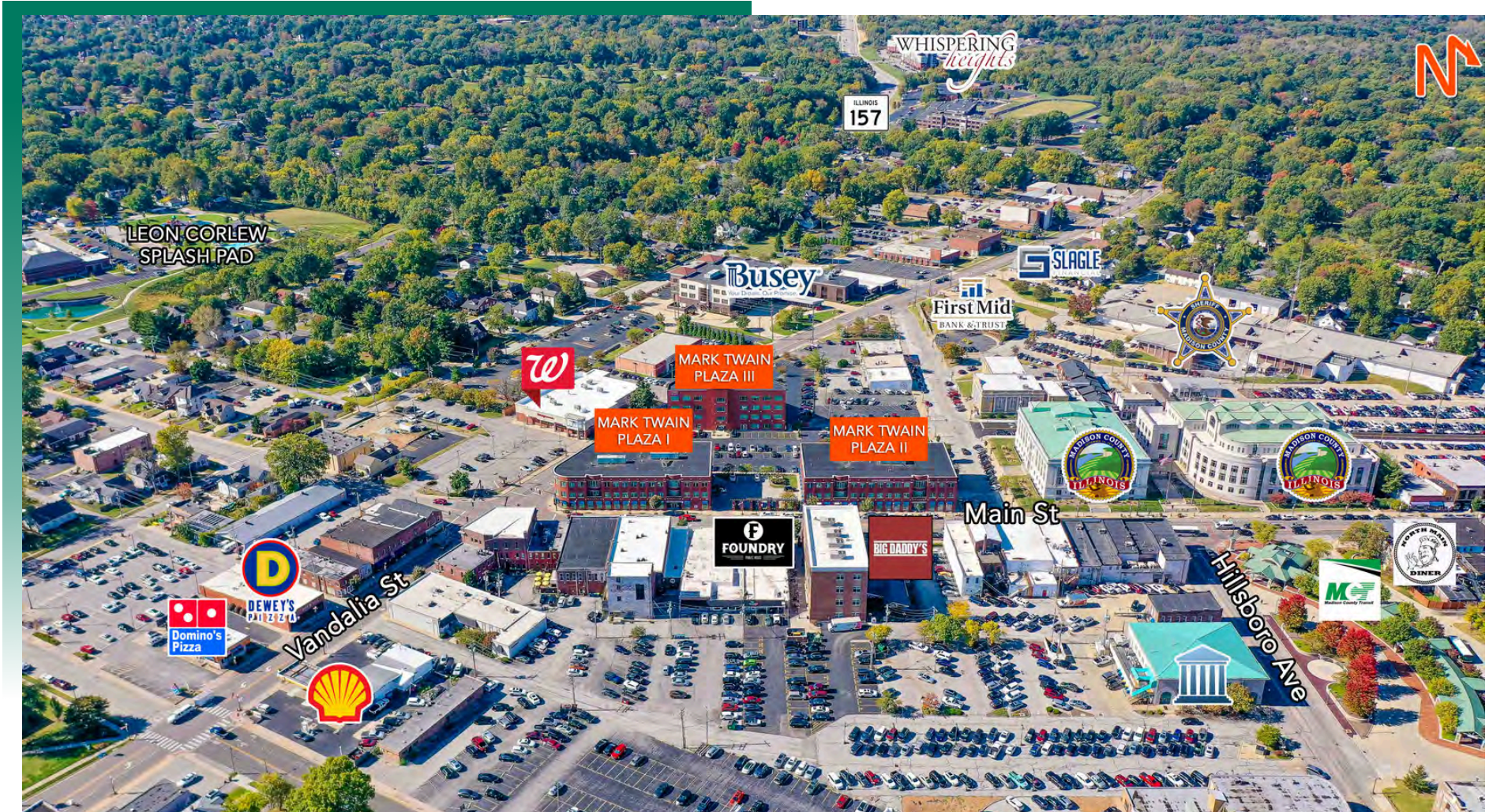
Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com

Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@barbermurphy.com



AREA MAP & PROPERTY SUMMARY

West Vandalia & Main St., Edwardsville, IL 62025



PROPERTY SUMMARY

Office suites for lease in Mark Twain Plaza. Campus-like office environment. Adjacent to Madison County Courthouse and within walking distance to Main Street restaurants and retailers. Direct access off Vandalia Street and Main Street. Close proximity to major highways.

MARK TWAIN PLAZA I

101 West Vandalia St., Edwardsville, IL 62025



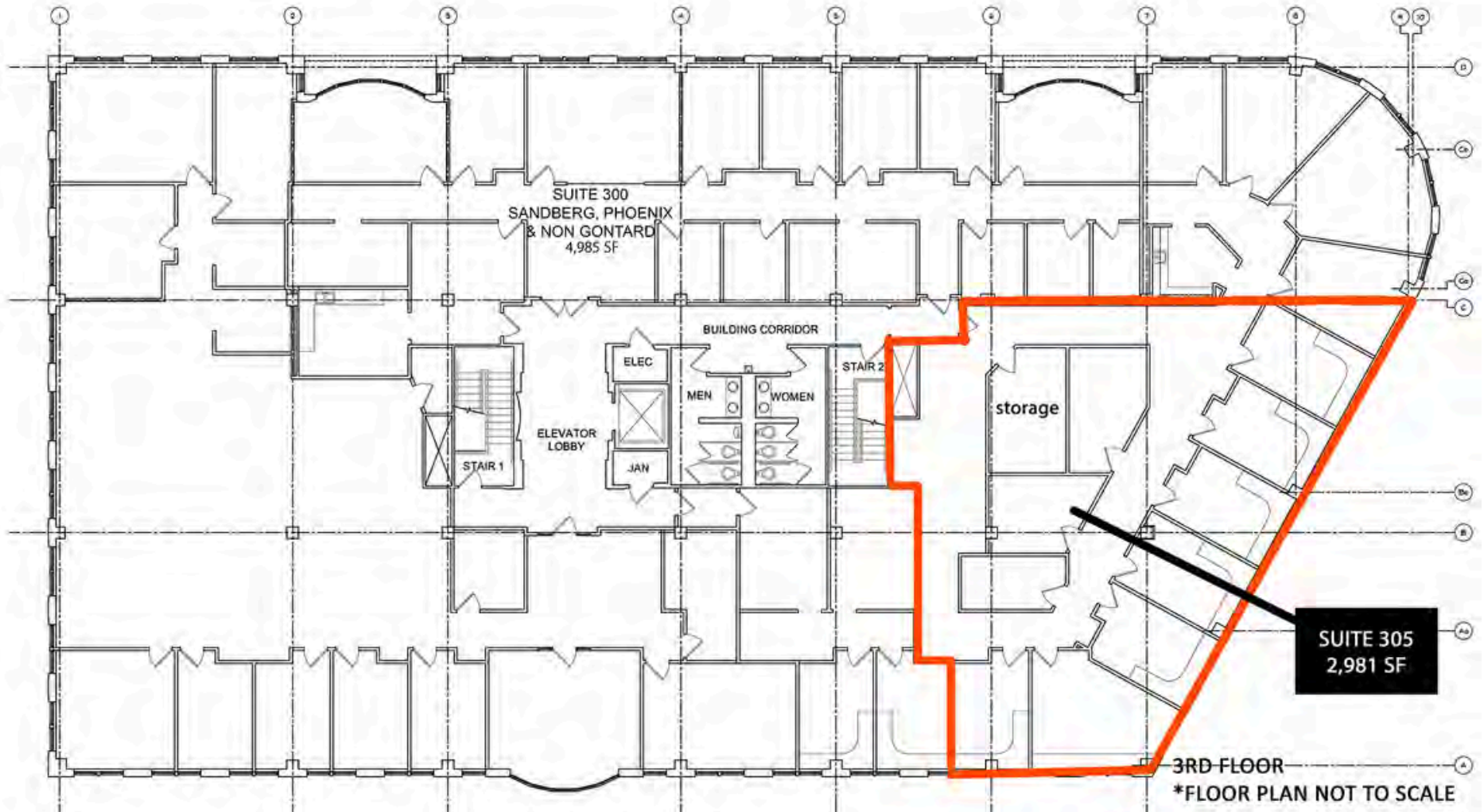
MARK TWAIN PLAZA I

- 43,500 SF Class A Office Building
- 2,981 SF Available for lease



MARK TWAIN PLAZA I - 3rd FLOOR

101 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA I - 3rd FLOOR

SUITE 305 - 2,981 SF

LEASE RATE: \$25.50/SF, Full Service

MARK TWAIN PLAZA I - OFFICE/RETAIL SUMMARY

101 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 43,531
Vacant SF: 2,981
Usable Sqft: 2,981
Min Divisible SF: 2,981
Max Contig SF: 2,981
Office SF: 2,981
Signage: Monument
Lot Size: 1.17 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Building Class: A
Ceilings: 10' - 10'



LEASE INFORMATION:

Lease Rate: \$25.50 /SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$100,429.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Professional Office space in downtown Edwardsville right next to the Madison County Courthouse. Easy and convenient walk to all of the Main St amenities, retail and dining.

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618-277-4400 BARBERMURPHY.COM

COLLIN FISCHER, CCIM, SIOR
Designated Managing Broker
O: (618) 277-4400
C: (618) 420-2376
collinf@barbermurphy.com

CARTER MARTEENY, CCIM
Broker Associate
O: (618) 277-4400
C: (618) 304-3917
carterm@barbermurphy.com

MARK TWAIN PLAZA II

103 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA II

- 45,587 SF Class A Office Building
- Available Space: 2nd Floor: 1,095 SF - 8,361 SF



MARK TWAIN PLAZA II

Lewis Brisbois Bisgaard & Smith LLP

Eudora Global

VTG Rail

Richardson, Patrick, Westbrook & Brickman LLC

Herzog Crebs LLP

Swanson, Martin & Bell, LLP

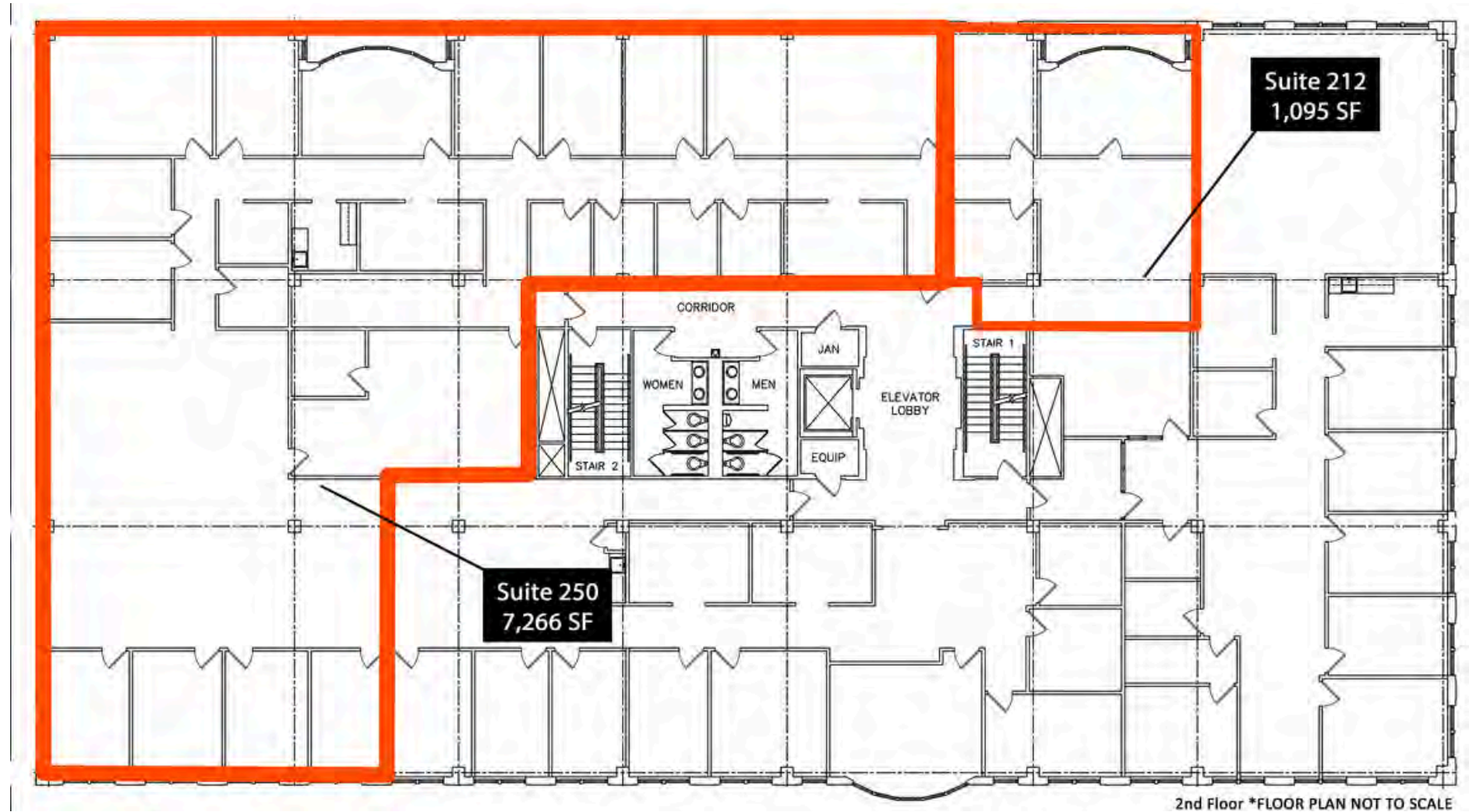
Foley & Mansfield

HeplerBroom

103

MARK TWAIN PLAZA II - 2nd FLOOR

103 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA II - 2nd FLOOR

SUITE 212 - 1,095 SF **LEASE RATE: \$25.50/SF, Full Service**

SUITE 250 - 7,266 SF **SUB-LEASE RATE: Negotiable**

MARK TWAIN PLAZA II - OFFICE/RETAIL SUMMARY

103 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001.001
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 45,587
Vacant SF: 8,361
Usable Sqft: 8,361
Sublease: 7,266
Min Divisible SF: 1,095
Max Contig SF: 8,361
Office SF: 8,361
Signage: Monument
Lot Size: 0.41 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1995
Renovated: 2023
Building Class: A
Ceilings: 10' - 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$25.50/SF
Lease Type: Full Service
Sublease Rate: Negotiable

FINANCIAL INFORMATION:

Taxes: \$112,232.36
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Professional office space in downtown Edwardsville. 7,266 SF available for sublease. Furniture may be available for the sublease space.

MARK TWAIN PLAZA III

105 West Vandalia St., Edwardsville, IL 62025



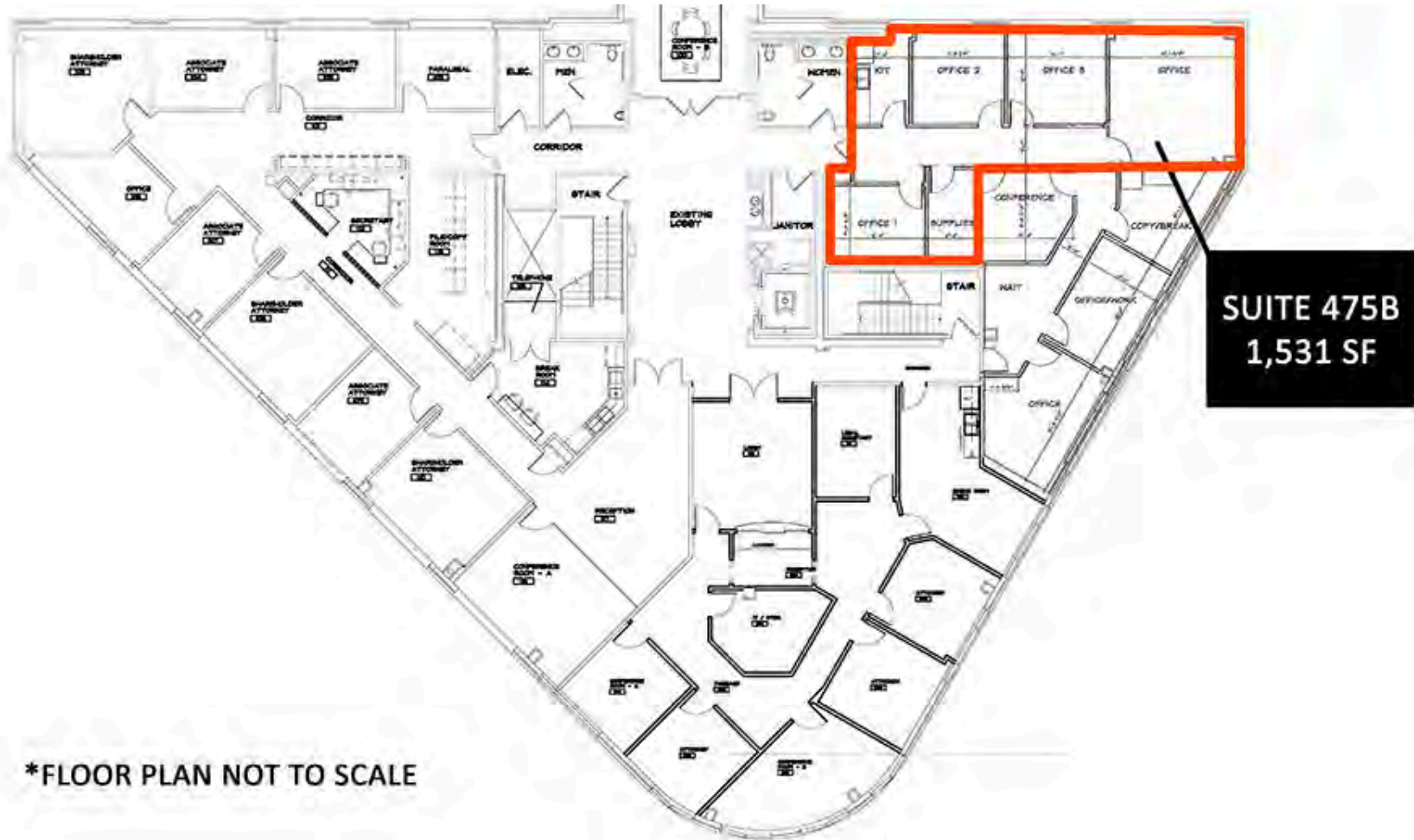
MARK TWAIN PLAZA III

- 38,500 SF Class A Office Building
- Available Space: 4th Floor: 1,531 SF



MARK TWAIN PLAZA III - 4th FLOOR

105 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA III - 4th FLOOR

SUITE 475B - 1,531 SF

LEASE RATE: \$25.50/SF, Full Service

MARK TWAIN PLAZA III - OFFICE/RETAIL SUMMARY

105 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001.002
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 38,574
Vacant SF: 1,531
Usable Sqft: 1,531
Min Divisible SF: 1,531
Office SF: 1,531
Signage: Monument
Lot Size: 0.55 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2007
Building Class: A
Ceilings: 10' - 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$25.50/SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$116,617.96
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Mark Twain Plaza - Professional Office space in downtown Edwardsville, right next to the Madison County Courthouse.