

OFFICE SPACE FOR LEASE

CORPORATE CENTER II

16 EXECUTIVE DRIVE | FAIRVIEW HEIGHTS, IL, 62208 | I-64 & RTE. 159

CONTACT
ELLEN MANNION

314.880.0426

emannion@balkebrown.com

PROPERTY DESCRIPTION

INCENTIVE: 5 Months FREE Rent for 5-Year Deal; \$50 Tour Gift Card

Strategically located in the Fairview Heights Office Park, Corporate Center II is situated at the center of a premier business and dynamic growth area.

Bordered by I-64 and Route 159, Corporate Center II 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).

- 2,489- 5,966 sf available
- Three-story Class A office 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: \$24.50 psf



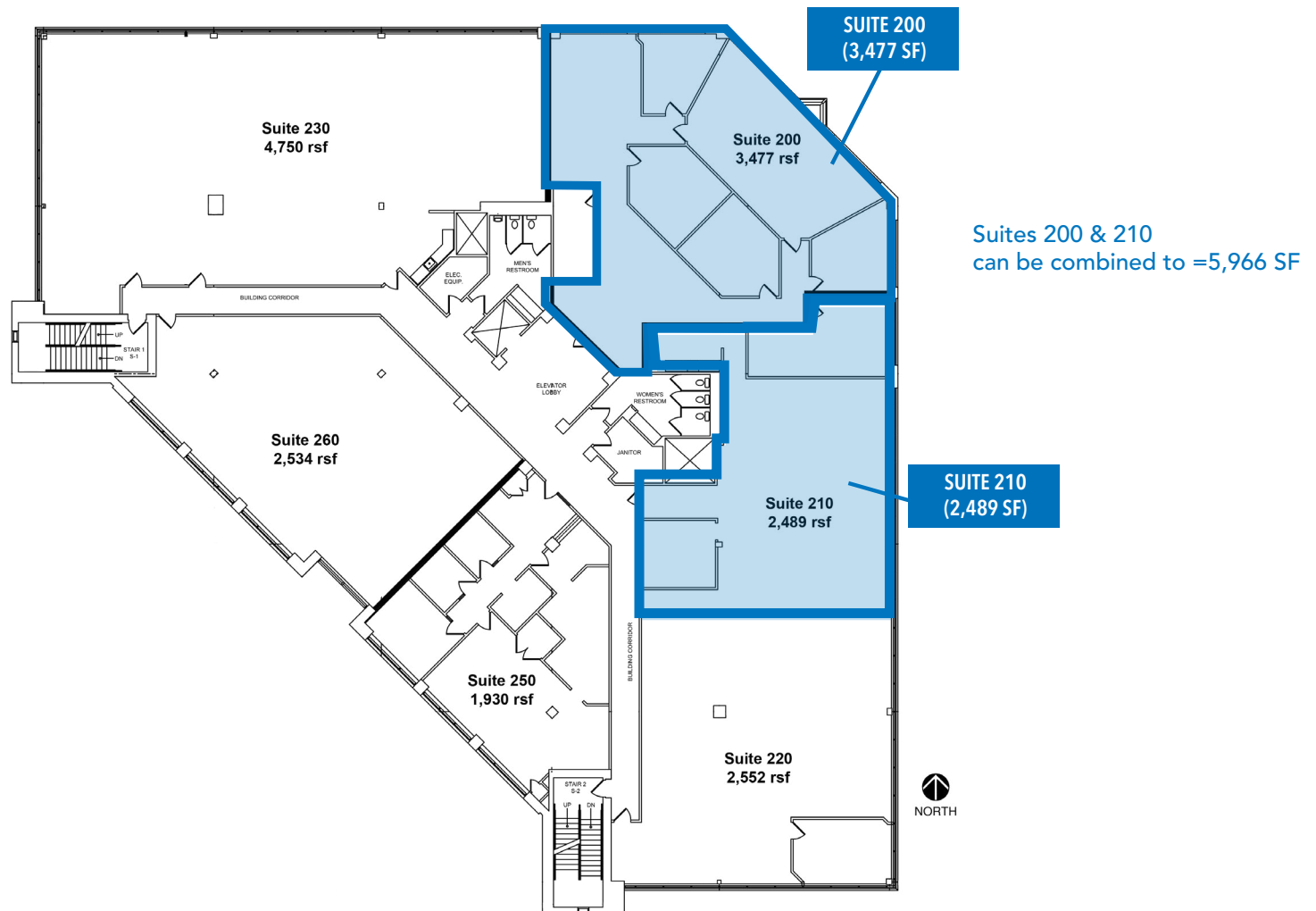
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2ND FLOOR



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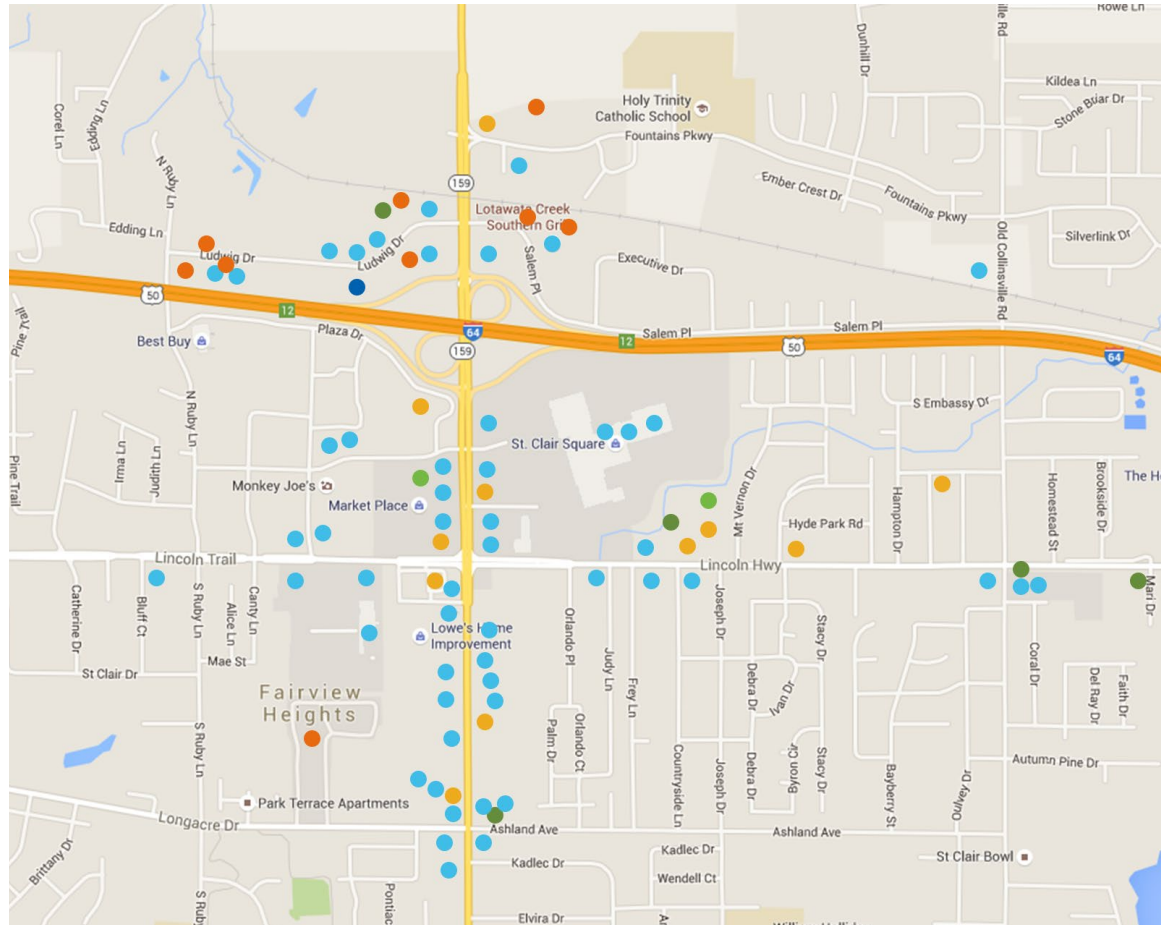
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AMENITIES MAP

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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