

FOR LEASE

6 Emerald Terrace, Suite 4 Swansea, IL



PROFESSIONAL OFFICE SPACE

- **1,500 Square Feet Available**
Five (5) Private Offices, Waiting Area, Break Area, One (1) Restroom within the suite and Common Area Restrooms
- **Located off Hwy 159 in Emerald Terrace Business Park**
- **Building Signage Available**
- **Reduced Lease Rate: \$1,312.00 Monthly (\$10.50 PSF)**
- **Gross Lease**
- **Tenant also pays prorated monthly share of janitorial services for the common area restroom.**
- **Landlord is offering One (1) Month FREE RENT with a Three (3) year Lease!**

Contact:

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COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Space

Address: #6 Emerald Terrace Suite 4

City: Swansea **State:** Illinois **Zip:** 62226 **County:** St.Clair

Building Size: 3,776 SF

Useable/Rentable: R **Total Space Available Now:** 1,500 SF

Year Built: 2003 **Number of Floors:** 1

Ceiling Height: 10' **Elevators:** None **Sprinklers:** None

Overhead Doors: None

Parking Spaces: Shared Lot

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

Permanent Parcel #: 08-09.0-410-004

Taxes (Year): 2022/\$8,223.96

Sale Price: N/A

Lease/Sub-Lease Rate: \$10.50 PSF

Lease Rate Includes: Tenant is responsible for utilities and janitorial.
Landlord pays taxes, insurance and common area maintenance.

Comments: Located in Emerald Terrace Professional Business Park
Located just off of N. Illinois 159
Signage available on the building.

KUNKEL COMMERCIAL GROUP

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