



FOR LEASE: OFFICE SUITES IN EXECUTIVE STRIP CENTRE II

Executive Plaza Court, Maryville, IL 62062

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



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 recommends Purchaser's/Lessee's independent investigation.

AREA MAP

Executive Plaza Court, Maryville, IL 62062



LOCATION OVERVIEW

Executive Strip Centres is strategically situated in Maryville, IL, just off IL Route 159, making it easily accessible for transportation and logistics. It is within close proximity to Anderson Hospital and Maryville Professional Park.

PROPERTY PHOTOS/FLOOR PLAN - EXECUTIVE CENTRE II

Executive Plaza Court, Maryville, IL 62062

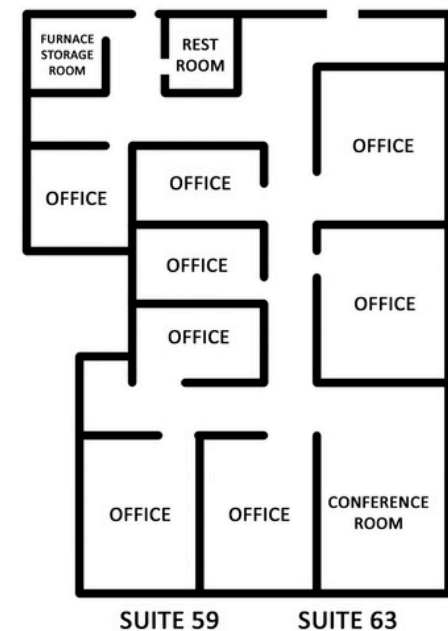
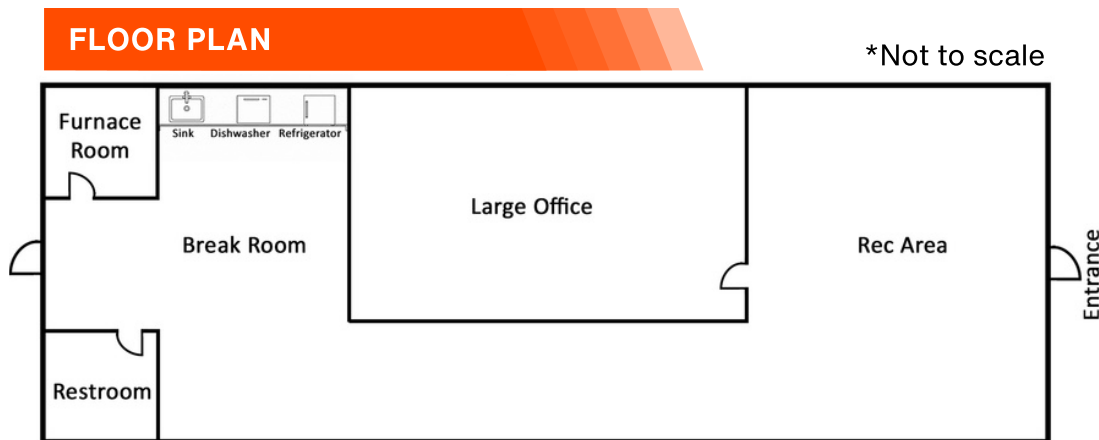


SUITE 39 - 1,200 SF - OFFICE SUITE

- ▶ Large private office, kitchenette, and restroom.

SUITE 59-63 - 2,225 SF - OFFICE SUITE

- ▶ Private offices, conference room, and restroom.



OFFICE/RETAIL PROPERTY SUMMARY

15 EXECUTIVE PLAZA CT

LISTING # 849

LOCATION DETAILS:

Parcel #: 13-2-21-02-04-401-050
County: IL - Madison
Zoning: Commercial - Maryville

PROPERTY OVERVIEW:

Building SF: 9,600
Vacant SF: 3,425
Office SF: 3,425
Min Divisible SF: 1,200
Max Contig SF: 2,225
Signage: Monument
Lot Size: 1.68 Acres
Frontage: 335
Depth: 65
Parking Spaces: Shared Lot
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2013
Building Class: B
Ceilings: 10'
Construction Type: Masonry



SALE/LEASE INFORMATION:

Lease Rate: \$13.00 / SF
Lease Type: NNN
NNN Expenses: \$5.00

FINANCIAL INFORMATION:

Taxes: \$31,790.16
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 19,000

PROPERTY DESCRIPTION:

Retail/Office building on Executive Plaza Ct in Maryville, IL. Located off N Center (Hwy 159) in the heart of town. 19,000 cars pass by Executive Plaza Ct daily; signage available for tenants on 159.