

COMPASS COMMERCIAL

OFFICE SPACE | FAIRVIEW HEIGHTS, IL 62208



**141
MARKET
PLACE DR.**

FOR SALE
42,190 +/- SQ OFFICE
INVESTMENT
OPPORTUNITY
\$2,490,000

EXCLUSIVELY LISTED BY
MATT DUNAWAY



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COMPASS REALTY
GROUP

*All property showings are by appointment only.
Please consult Matt Dunaway for more details.*

COMPASS COMMERCIAL



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EXECUTIVE SUMMARY

PRIME OFFICE IN FAIRVIEW HEIGHTS

This commercial property listing presents a rare opportunity to acquire a class A building in Fairview Heights at an amazing discounted price. Offering full-building control, ample parking, and a location that aligns with the region's strongest commercial fundamentals, this is an ideal investment for those seeking stable returns and long-term value.

POSITIONED FOR PERFORMANCE

Fairview Heights, Illinois is one of the most well-established and strategically located commercial submarkets in the Metro East region. Just 15 minutes from downtown St. Louis and easily accessible via I-64 and IL-159, the area benefits from strong regional connectivity and high traffic volumes. The Market Place corridor is home to a diverse mix of national retailers, professional services, and corporate offices—making it a key destination for business activity in Southwestern Illinois. With modern infrastructure, ample amenities, and a business-friendly environment, Fairview Heights continues to support long-term commercial growth and investment.

THE SMART CHOICE FOR LONGTERM GROWTH

Positioned near thriving residential neighborhoods and just minutes from key areas like Belleville, O'Fallon, and Downtown St. Louis, Fairview Heights offers a compelling mix of accessibility, convenience, and lifestyle appeal for both tenants and their workforce. With steady demand from national and regional tenants and a location primed for continued commercial growth, this property represents a strong opportunity to invest in one of the Metro East's most active and high-potential

INVESTMENT HIGHLIGHT

- Professional office space with full control and generous on-site parking.
- Located in the Market Place corridor with easy access to I-64 and IL-159.
- Surrounded by national retailers and corporate offices in a high-demand area.
- Positioned for sustained demand and value in a growing business corridor.

INVESTMENT OVERVIEW - PRO FORMA

141 MARKET PLACE DR., FAIRVIEW HEIGHTS, IL 62208

Property	
Size	41,190
Price	\$2,490,000
Annual Expenses	\$341,703
Rent	\$31,739
Annual Rent	\$380,318
Parcel / APN	03280203006
Year Built	1980
Buildings	1
Building Sq. Ft.	41,190
Price Per Sq. Ft.	\$60.45
Lot Size / Sq. Ft.	109,336 SQFT

Finance	
Rate	6.75%
Mortgage Length	25 YEARS
Percent Down	25%
Down Payment	\$622,500
Mortgage Amount	\$1,867,500

Offering Price	\$2,490,000
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LOCATION OVERVIEW



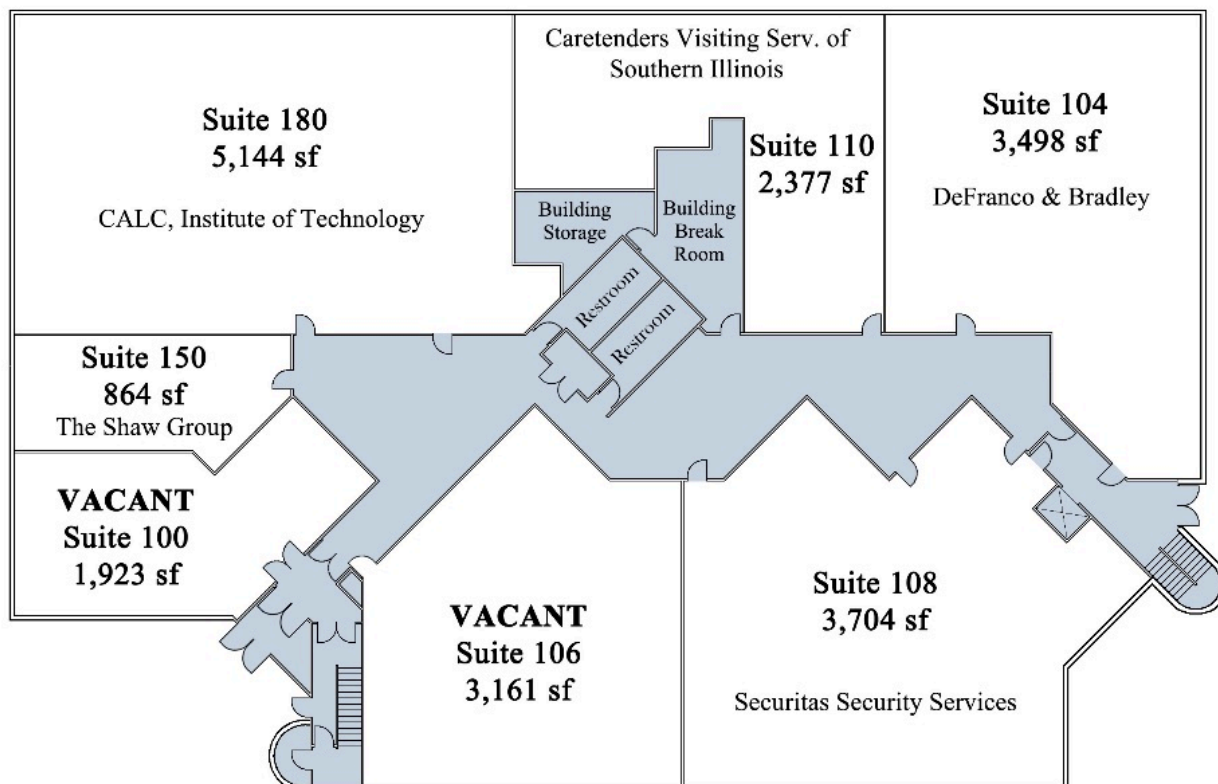
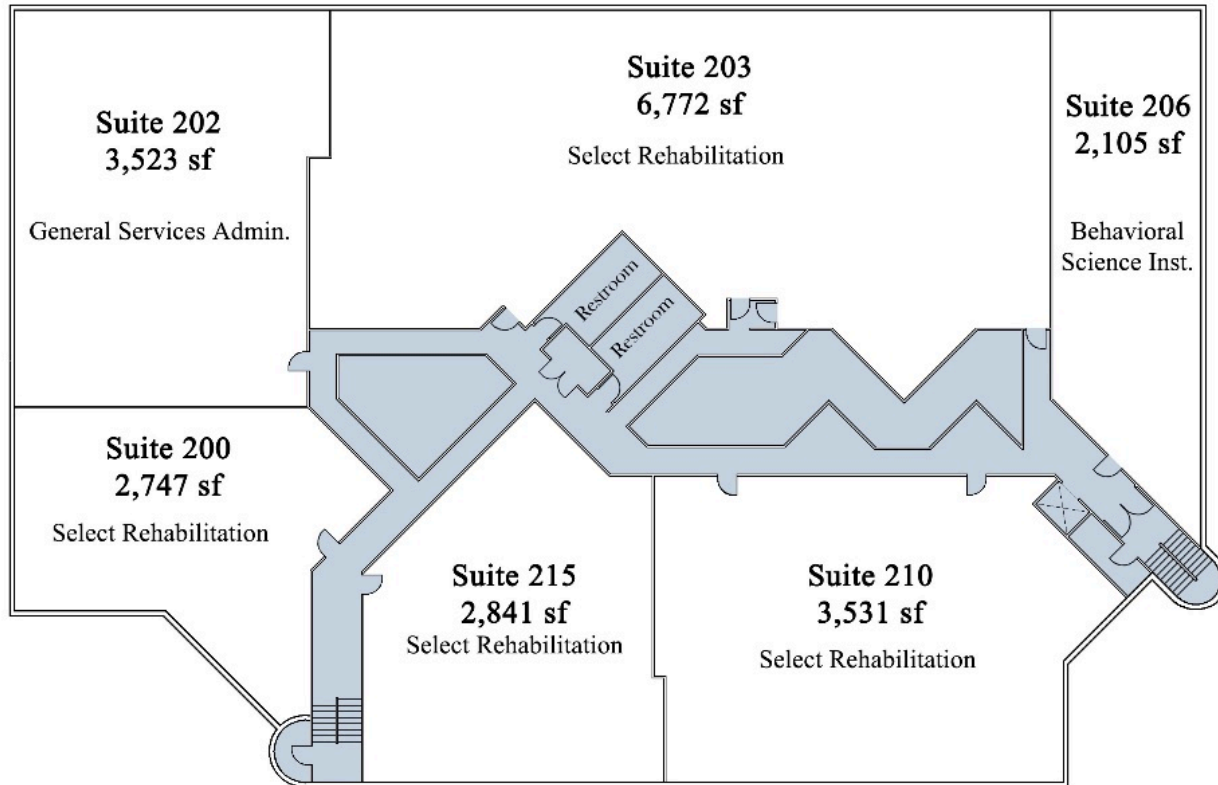
Fairview Heights is a well-established commercial hub in Metro East, just 15 minutes from downtown St. Louis with direct access to I-64 and IL-159. The Market Place corridor features national retailers, corporate offices, and strong traffic flow—making it a prime location for long-term business growth and investment.

141 MARKET PLACE DR. FAIRVIEW HEIGHTS, IL 62208

Market Center
141 Market Place Dr.
Fairview Heights, IL 62208

43,683 RSF
Load Factor 15%

\$14



DISCLAIMER

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All prospective buyers are encouraged to independently verify all data, including but not limited to zoning, permitted uses, building dimensions, square footage, and financial information. This property is being sold "as-is, where-is," with no warranties, expressed or implied, by the seller or listing brokerage. All offers are subject to seller approval. Compass Realty Group and its agents do not warrant the accuracy of the information and shall not be held liable for any errors, omissions, or changes in condition. Buyers are advised to consult with legal, tax, and professional advisors regarding the transaction and their intended use of the property.

CONFIDENTIALITY AGREEMENT

Commercial Real Estate Opportunity

This Confidentiality Agreement ("Agreement") is made and entered into as of the date signed below, by and between Compass Realty Group ("Broker") and the undersigned recipient ("Recipient"), collectively referred to as the "Parties."

1. Confidential Information Recipient acknowledges that they may receive confidential and proprietary information ("Confidential Information") relating to the commercial property located at [Insert Property Address] ("Property"). This includes, but is not limited to: financial statements, leases, tenant information, rent rolls, building plans, operating expenses, and other materials provided by Compass Realty Group or the property owner ("Owner").
2. Purpose Recipient agrees that the Confidential Information will be used solely for the purpose of evaluating the potential purchase or lease of the Property and not for any other purpose.
3. Non-Disclosure Recipient agrees not to disclose any Confidential Information to any third party without the prior written consent of Compass Realty Group or the Owner, except to Recipient's employees, legal counsel, or financial advisors who need access to such information for the purpose stated above and who are bound by confidentiality obligations.
4. No Obligation This Agreement does not obligate either party to enter into a transaction involving the Property. Compass Realty Group and the Owner reserve the right to terminate discussions or negotiations at any time without obligation or liability.
5. No Representations or Warranties Recipient acknowledges that neither Compass Realty Group nor the Owner make any representations or warranties, express or implied, regarding the accuracy or completeness of the Confidential Information. Recipient agrees to conduct its own due diligence.
6. Return or Destruction of Materials If requested by Compass Realty Group, Recipient agrees to promptly return or destroy all Confidential Information and any copies made, in whatever form.
7. Governing Law This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.
8. Entire Agreement This Agreement constitutes the entire understanding between the Parties regarding the subject matter and supersedes all prior discussions or agreements.

141 MARKET PLACE DR.

FAIRVIEW HEIGHTS, IL 62208



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