

FOR LEASE

6201 W Main St.,  
Maryville, IL 62062



800 SF OFFICE SUITE AVAILABLE

**BARBERMURPHY**  
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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 recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

6201 W Main St., Maryville, IL 62062



## LOCATION OVERVIEW

Located approximately 5 minutes from either I-70 or I-270 in the heart of Maryville, just off IL-159 (Center St)

# PROPERTY PHOTOS

6201 W Main St., Maryville, IL 62062



## PROPERTY INFORMATION

- Easily accessible from W Main St.
- Minutes from either I-70 or I-270
- Monument signage available on W Main St.
- Tenant pays utilities

**Lease Rate: \$800/Month, Gross**



# OFFICE PROPERTY SUMMARY

6201 W MAIN ST

**LISTING #** 3161

## LOCATION DETAILS:

Parcel # 13-2-21-11-14-301-033|13-1-21-11-14-301-034.003

County: IL - Madison

## PROPERTY OVERVIEW:

Building SF: 3,615

Vacant SF: 800

Usable Sqft: 800

Min Divisible SF: 800

Max Contig SF: 800

Office SF: 800

Signage: Monument

Lot Size: 2.30 Acres

Frontage: 150

Depth: 200

Parking Spaces: 40

Parking Surface Type: Concrete



## LEASE INFORMATION:

Lease Rate: \$800.00/Month

Lease Type: Gross

## STRUCTURAL DATA:

Year Built: 2002

Renovated: 2002

Building Class: B

Ceilings: 8'

Construction Type: Masonry

## PROPERTY DESCRIPTION:

Well-maintained and professionally managed office space, located in a quiet setting on W Main St in Maryville, IL.