

MARK TWAIN PLAZA - OFFICE SUITES FOR LEASE

West Vandalia & Main St., Edwardsville, IL 62025



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



PROPERTY SUMMARY

Office Suites for Lease in Mark Twain Plaza. Campus-like office environment. Adjacent to Madison County Courthouse and within walking distance to Main Street restaurants and retailers. Direct access off Vandalia Street and Main Street. Close proximity to major highways.

MARK TWAIN PLAZA I

101 West Vandalia, Edwardsville, IL 62025

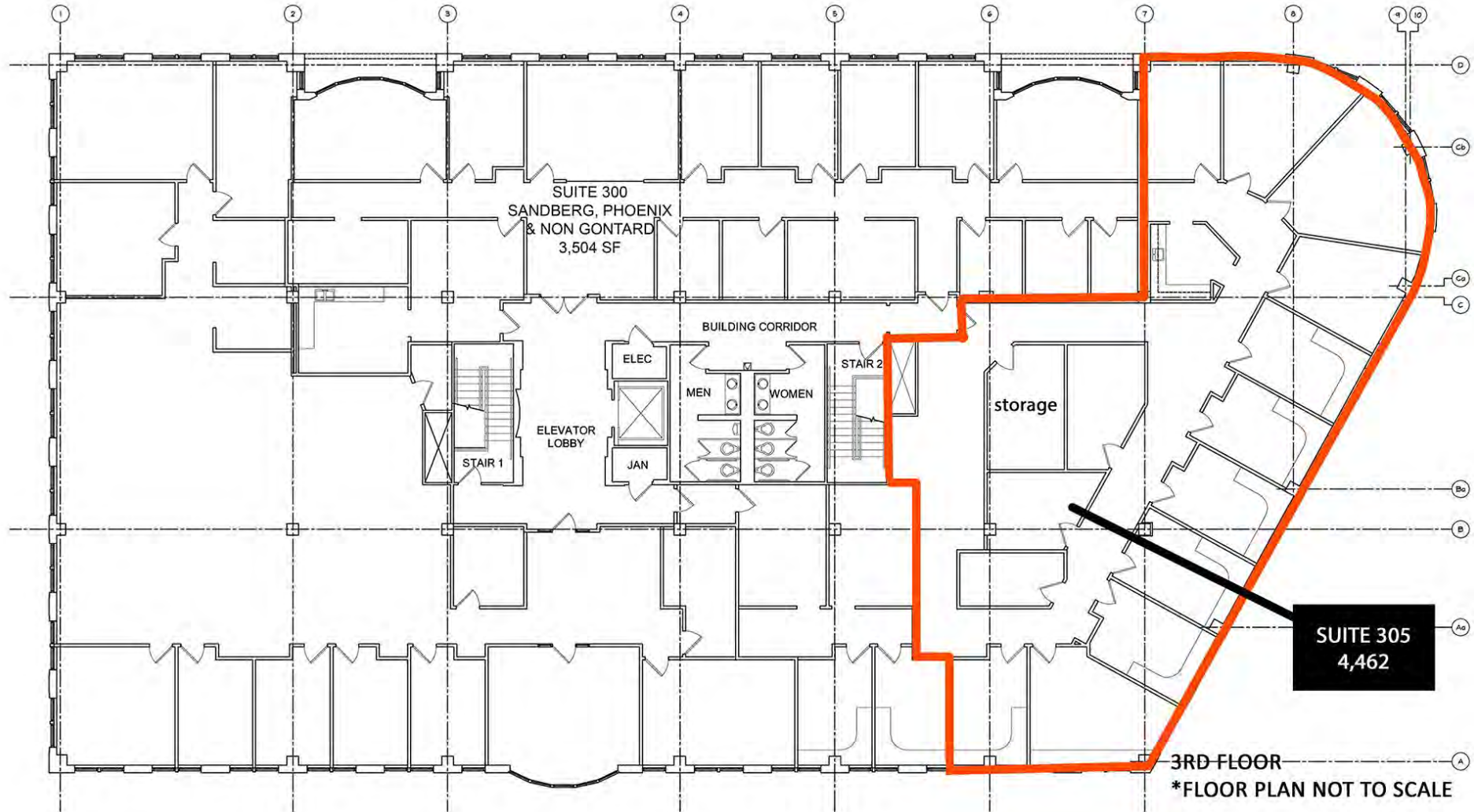


MARK TWAIN PLAZA I

- 43,500 SF Class A Office Building
- 4,462 SF Available for Lease



MARK TWAIN PLAZA I – 3rd FLOOR



MARK TWAIN PLAZA I – 3RD FLOOR

SUITE 305 – 4,462 SF

LEASE RATE: \$24.50/SF, Full Service

Listing No: 2604
Office

Mark Twain Plaza I
101 W. Vandalia St
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$24.50
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

TIA negotiable

Total SF Available: 5,964 SF
Min Divisible SF: 656 SF

SQUARE FOOT INFO:

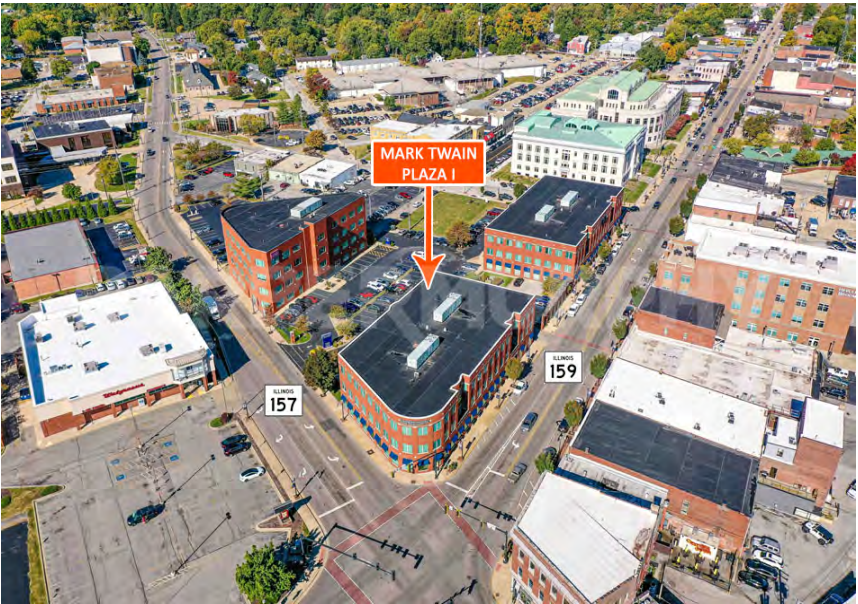
Building Total: 43,531 SF
Total Available: 4,462 SF
Direct Lease: 4,462 SF
Sublease: 0 SF
Office: 4,462 SF
Retail: 0 SF
Min Divisible: 4,462 SF
Max Contiguous: 4,462SF

LAND MEASUREMENTS:

Acres: 1.17
Frontage: 360 FT
Depth: 450 FT

PROPERTY INFORMATION:

Parcel No:	14-2-15-11-11-204-001	TIF:	No	Parking:	Common Area
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-1, Central Business	Survey:	No	Traffic Count:	12,000
Zoning By:	City of Edwardsville	Environmental:	No	Property Tax:	\$100,429
Complex:		Archaeological:	No	Tax Year:	2023
Prior Use:					



STRUCTURAL DATA:

Year Built:	1990	Clearance Min:	10'	Exterior:	Brick
Rehab Year:		Clearance Max:	10'	Bay Spacing:	
Floors:	3	Floor Drains:		Sprinklers:	
Class:	A				

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376	Carter Marteeny CCIM Office: (618) 277-4400 carterm@barbermurphy.com Cell: (618) 304-3917
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Comments

Professional Office space in downtown Edwardsville right next to the Madison County Courthouse.

MARK TWAIN PLAZA II

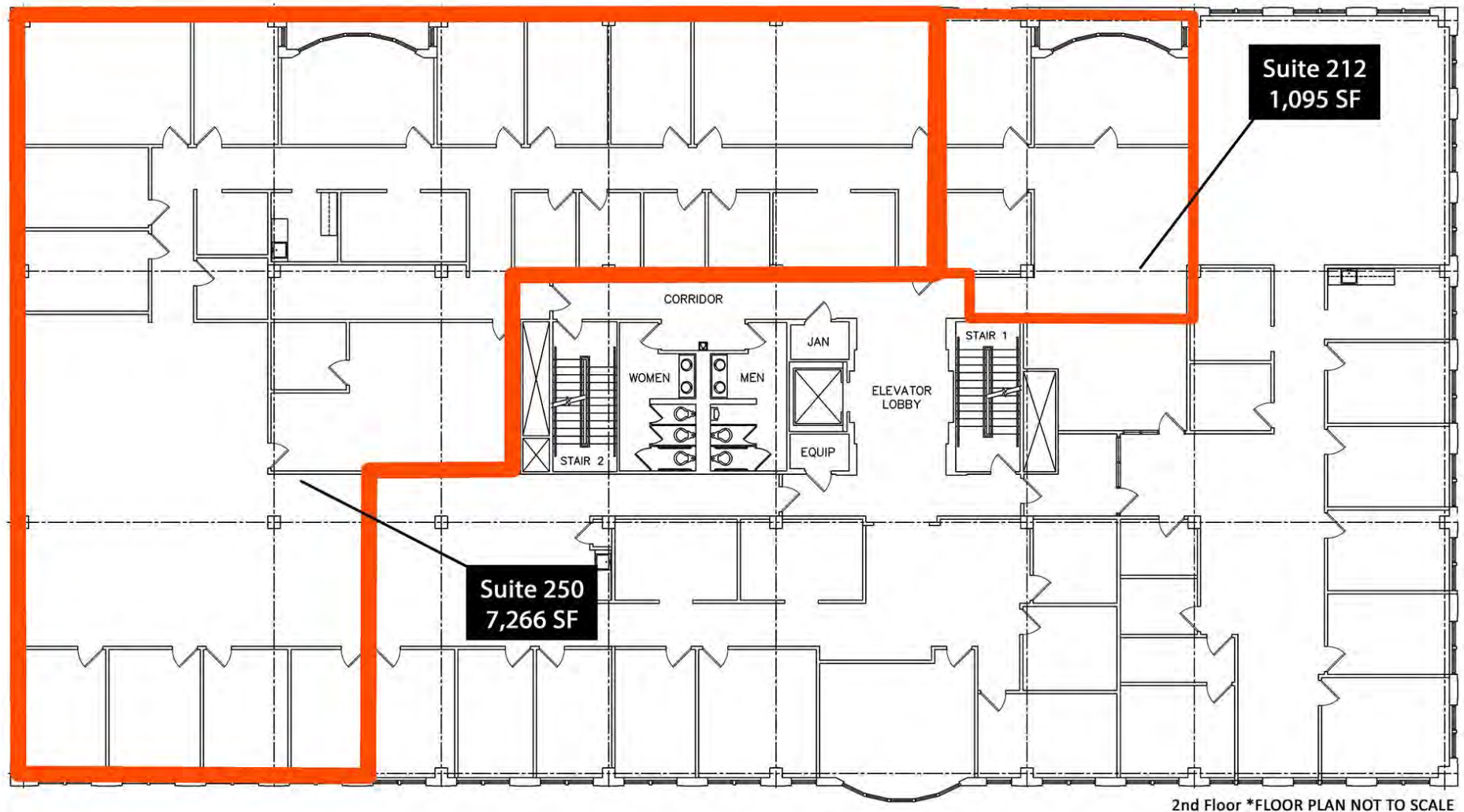
103 West Vandalia, Edwardsville, IL 62025



MARK TWAIN PLAZA II

- 45,587 SF Class A Office Building
- Available Space: 2nd Floor: 1,095 – 8,361 SF

MARK TWAIN PLAZA II – 2nd FLOOR



MARK TWAIN PLAZA II – 2nd FLOOR

SUITE 212 – 1,095 SF - **LEASE RATE: \$24.50/SF, Full Service**

SUITE 250 – 7,266 SF - **SUB-LEASE RATE: Negotiable**

Listing No: 2604
Office

Mark Twain Plaza II
103 W. Vandalia St
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$24.50
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

TIA negotiable

Total SF Available: 1,095 SF
Min Divisible SF: 1,095 SF

SQUARE FOOT INFO:

Building Total: 45,587 SF
Total Available: 8,361 SF
Direct Lease: 1,095 SF
Sublease: 7,266 SF
Office: 8,361 SF
Retail: 0 SF
Min Divisible: 1,095 SF
Max Contiguous: 8,361 SF

LAND MEASUREMENTS:

Acres: 0.41
Frontage: 360 FT
Depth: 450 FT

PROPERTY INFORMATION:

Parcel No:	14-2-15-11-11-204-001.001	TIF:	No	Parking:	Common Area
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-1, Central Business	Survey:	No	Traffic Count:	12,000
Zoning By:	City of Edwardsville	Environmental:	No	Property Tax:	\$101,071
Complex:		Archaeological:	No	Tax Year:	2022
Prior Use:					



Comments

Professional office space in downtown Edwardsville. 7,266 SF available for sublease. Furniture may be available for the sublease space.

STRUCTURAL DATA:

Year Built:	1995	Clearance Min:	10'	Exterior:	Brick
Rehab Year:	2023	Clearance Max:	10'	Bay Spacing:	
Floors:	3	Floor Drains:		Sprinklers:	
Class:	A				

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MARK TWAIN PLAZA III

105 West Vandalia, Edwardsville, IL 62025



MARK TWAIN PLAZA III

- 38,500 SF Class A Office Building
- Available Space: 4th Floor: 1,531 SF (direct lease) / 2,531 SF (sub-lease)

MARK TWAIN PLAZA III – 4th FLOOR

4TH FLOOR



MARK TWAIN PLAZA III – 4TH FLOOR

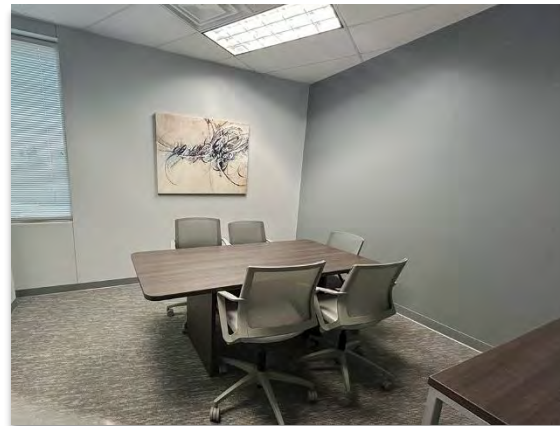
SUITE 425 – 1,531 SF

SUITE 450 – 2,531 SF

LEASE RATE: \$24.50/SF, FULL SERVICE

SUB-LEASE RATE: Negotiable

MARK TWAIN PLAZA III – 4th FLOOR – SUITE 450



SUITE 450 – 2,531 SF Available for Sub-Lease
Lease Rate: Negotiable

Listing No: 2604
Office

Mark Twain Plaza III
105 W. Vandalia St
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$24.50 - suite 425
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

TIA negotiable. 1 reserved parking stall for every 774 SF.

Comments

Professional Office space in downtown Edwardsville right next to the Madison County Courthouse.

Total SF Available: 1,531 SF
Min Divisible SF: 1,531 SF

SQUARE FOOT INFO:

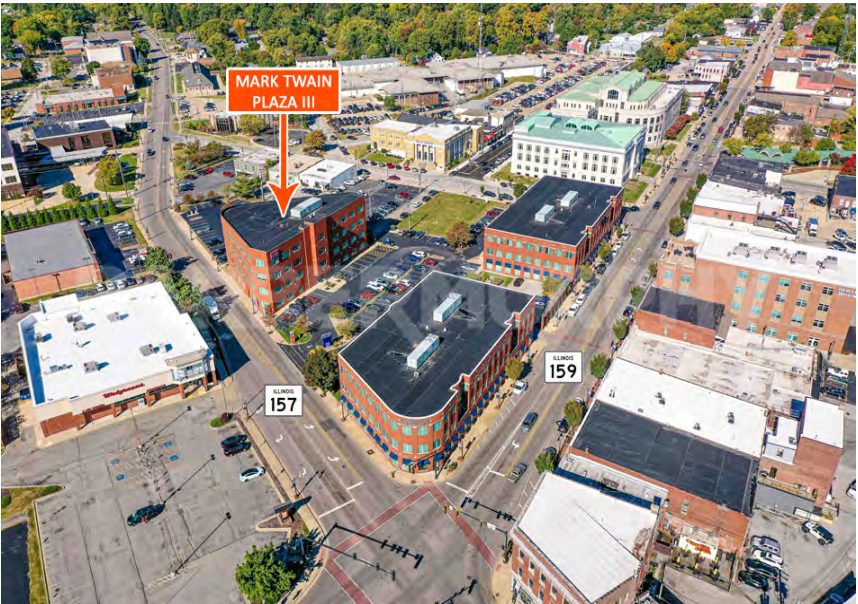
Building Total: 38,574 SF
Total Available: 4,062 SF
Direct Lease: 1,531 SF
Sublease: 2,531 SF
Office: 4,062 SF
Retail: 0 SF
Min Divisible: 1,531 SF
Max Contiguous: 2,531 SF

LAND MEASUREMENTS:

Acres: 0.55
Frontage: 360 FT
Depth: 450 FT

PROPERTY INFORMATION:

Parcel No:	14-2-15-11-11-204-001.002	TIF:		Parking:	Common Area
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-1, Central Business	Survey:	No	Traffic Count:	12,000
Zoning By:	City of Edwardsville	Environmental:	No	Property Tax:	\$105,020.00
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:					



STRUCTURAL DATA:

Year Built:	2007	Clearance Min:	10'	Exterior:	Brick
Rehab Year:		Clearance Max:	10'	Bay Spacing:	
Floors:	4	Floor Drains:		Sprinklers:	
Class:	A				

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