

# FOR LEASE

Class A Office Space  
303 Fountains Parkway  
Fairview Heights, Illinois 62208

\$21 PRSF, Full Service Lease Options



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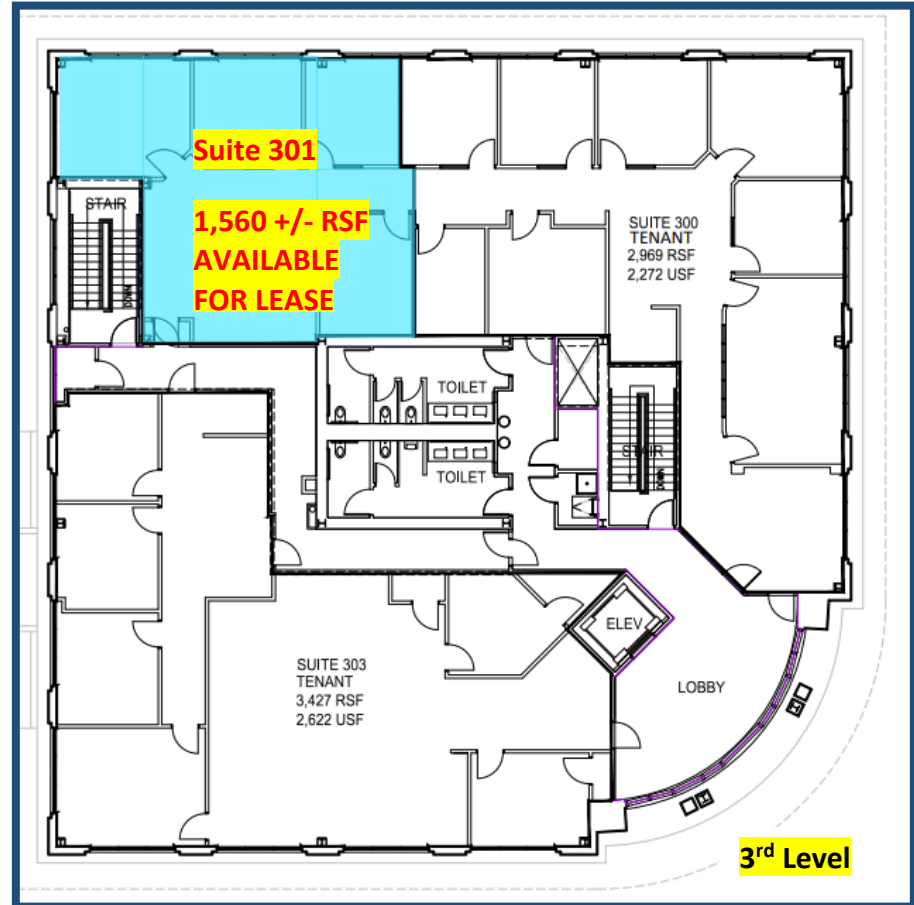
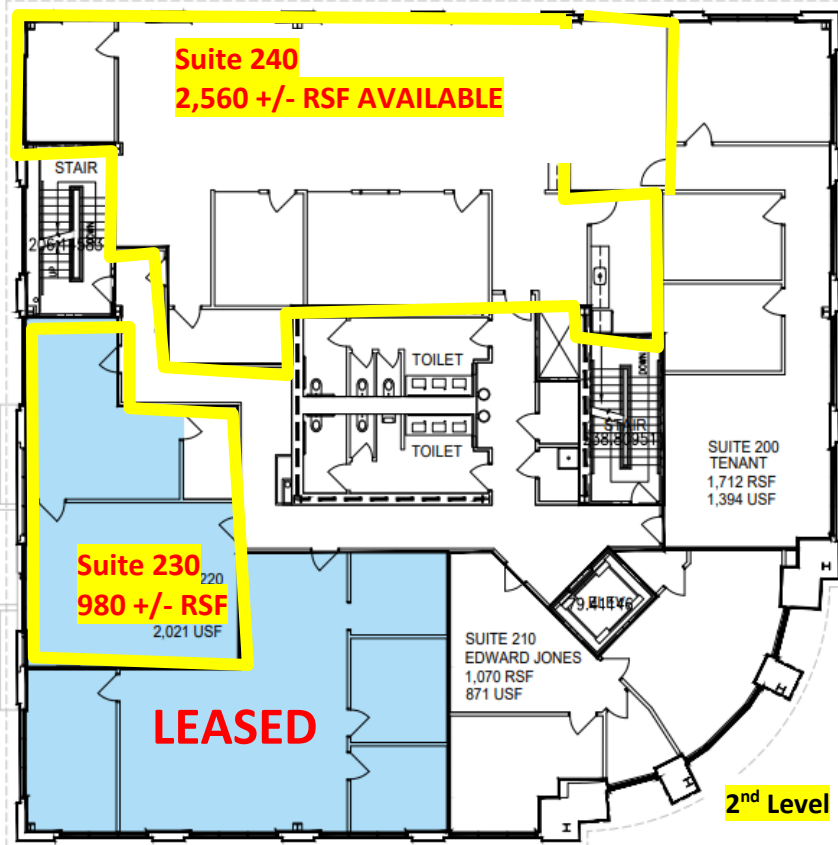


*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.*

# FOR LEASE



**Class A Office Space**  
**303 Fountains Parkway**  
**Fairview Heights, Illinois 62208**



- 2<sup>nd</sup> Floor: **Suite 230:** 980 RSF Available, **Suite 240:** 2,560 RSF Available
- 3<sup>rd</sup> Floor: **Suite 301:** 1,560 RSF Available
- Located off Exit 12 on I-64, near Restaurants, Shopping, Sheraton Four Points Hotel & Conference Center.
- Lease Rate \$21.00 PRSF, Full Service Lease

# PHOTOS SUITE 230



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# PHOTOS SUITE 240



**Class A Office Space  
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**Large Open Area**



**View of Pond**



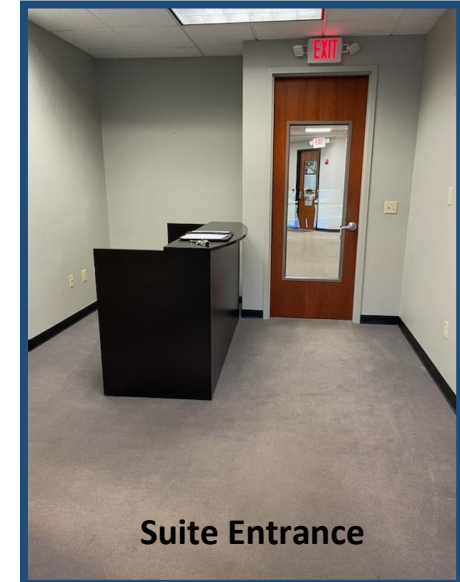
**Private Office**



**Conference Room**



**Break Room**



**Suite Entrance**

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# PHOTOS SUITE 301



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## COMMERCIAL BUILDING INFORMATION

**Building Name:** Town & Country Building

**Address:** 303 Fountains Parkway

**City:** Fairview Heights **State:** IL **Zip:** 62208 **County:** St. Clair

**Building Size:** 25,789 SF

**Useable/Rentable:** R **Total Space Available Now:** See below.

**Year Built:** 2005 **Last Major Rehab:**  **Number of Floors:** 3

**Ceiling Height:** 9' **Elevators:** Yes **Sprinklers:** Yes

**Overhead Doors:** N/A

**Lot Size:** 1.08 Acres **Frontage:** 203'.96" **Depth:**

**Parking Spaces:** 80 **Traffic Count:** 20,100

**Zoning:** B-3 **By:** Fairview Heights

**Permanent Parcel #:** 03-22.0-306-001

**Taxes (Year):** 2021/\$63,021.96

**Sale Price:** N/A

**Lease/Sub-Lease Rate:** \$21.00 PSF, Full Service Lease

**Comments:** Class A Office Suites Available.  
2nd Level: 980 RSF & 2,560 RSF Available, 3rd Level: 1,560 RSF Available.

KUNKEL COMMERCIAL GROUP

784 WALL STREET, SUITE 150 O'FALLON, IL 62269

618.202.4500 [www.choosekwg.com](http://www.choosekwg.com)

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