FOR LEASE or SALE

Magnolia Commons Business Park 216 Evergreen Ln. Glen Carbon, IL 62034

LEASE RATE: \$22 NNN ASKING PRICE: \$1.1MM

■ 618-202-4500 office ■ WWW.CHOOSEKWG.COM ■ 6150 Trace Parkway Dr. Edwardsville, IL 62025 ■



> Lease Rate = \$22.00 PSF plus NNN

> 3,990 SF Building FOR SALE

> Asking Price: \$1.1MM

> Space was finished in 2020

> (2) ADA compliant Bathrooms

> Glossy Finished Concrete Floor

> Lots of Natural Light > High Ceilings

> Open Space with Private Office

> Option to build-out into multiple rooms

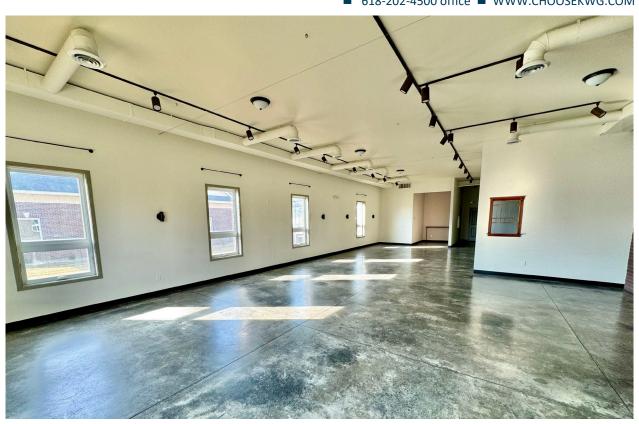
> On Glen Carbon/Edwardsville Border

> Next to Meridian Plaza Development

> Previous Use: Micro Events Venue

> Located approximately 25 min. from STL

> Easy Access to Interstate Highways



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