

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 ■



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- > 2,030 SF Space FOR LEASE
- > 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

Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price.