

FOR LEASE

- 2,793 RSF Available on 1st floor
- Located @ Trace on The Parkway
- Space in shell condition (Warm Gray Box)
- Tenant Improvement Allowance offered
- Corner of Governor's Pkwy & IL Rte 157
- Minutes from Interstates 270 & 255
- 2 miles from County Court House
- Walking distance to 12 new restaurants
- Along Madison County Bike Trail
- 0.2 Miles from SIU-Edwardsville
- Lease Rate: \$25.00 PSF plus NNN
- Tenants: Morgan Stanley, Holland Law, & Edwardsville Bank (Div. of STL Bank)

PARKWAY OFFICE PLAZA

6181 BENNETT DR. EDWARDSVILLE, IL 62025
 CLASS A OFFICE SPACE NEW CONSTRUCTION
 ONLY 1 SPACE LEFT



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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.