

**FOR LEASE
COMMERCIAL SPACE
\$14 PSF, Full-Service Lease**

**1000 Broadway
Highland, IL 62249**



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**Kunkel Commercial Group
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1000 Broadway Highland, IL 62249



PRIME DOWNTOWN LOCATION/ COMMERCIAL SPACE **Excellent Visibility • Full Floor Opportunities**

Located at the corner of Broadway & Washington Street
Excellent visibility directly across from Highland's Historic Downtown Square.

This four-story commercial building provides flexible leasing opportunities for businesses seeking a highly visible and convenient downtown location.

PROPERTY HIGHLIGHTS

- Prime Corner Location at Broadway & Washington Street
- Located directly across from Historic Downtown Highland Square
- Approximately 30 miles east of St. Louis
- Four (4) Story Commercial Building with elevator access
- 1,550 +/- SF available for lease on the First Level
- 5,550 +/- SF available on each of the Second, Third & Fourth Floors
- Full-Floor Opportunities Available
- 0.92 ± Acre Site
- Built in 1982
- C-2 Central Business District Zoning
- Signage Available
- Professionally Managed

AVAILABLE SPACE

FIRST LEVEL

1,550 +/- SF

Ideal for office, or other commercial uses.

SECOND, THIRD & FOURTH FLOORS

5,550 +/- SF Per Floor

Full-floor opportunities offering substantial space for businesses, professional offices, organizations, or other commercial users.

LEASE TERMS

Lease Rate: \$14.00 PSF

Full-Service Lease

Tenant Improvements Negotiable

Landlord pays for:

- Utilities
- Real Estate Taxes
- Building Insurance
- Common Area Maintenance

Tenant pays for:

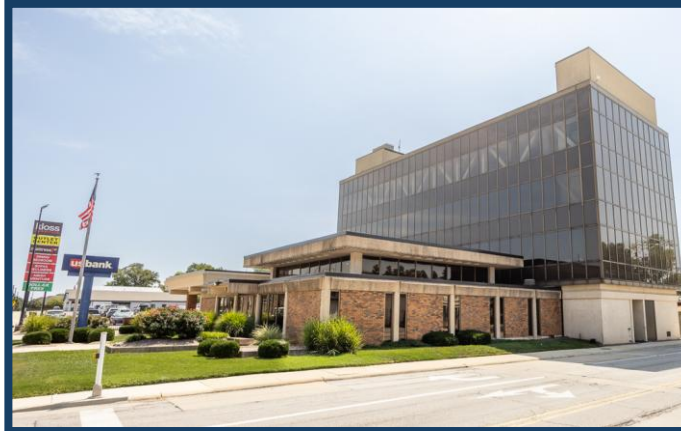
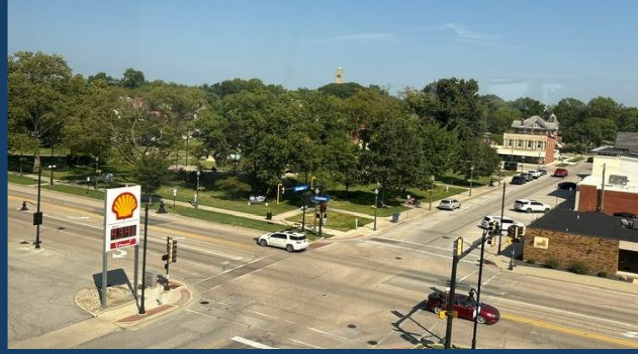
- Phone & Internet Services
- Janitorial Services

Inquire with Broker on Sale Price

PHOTOS

Commercial Space
1000 Broadway
Highland, Illinois 62249

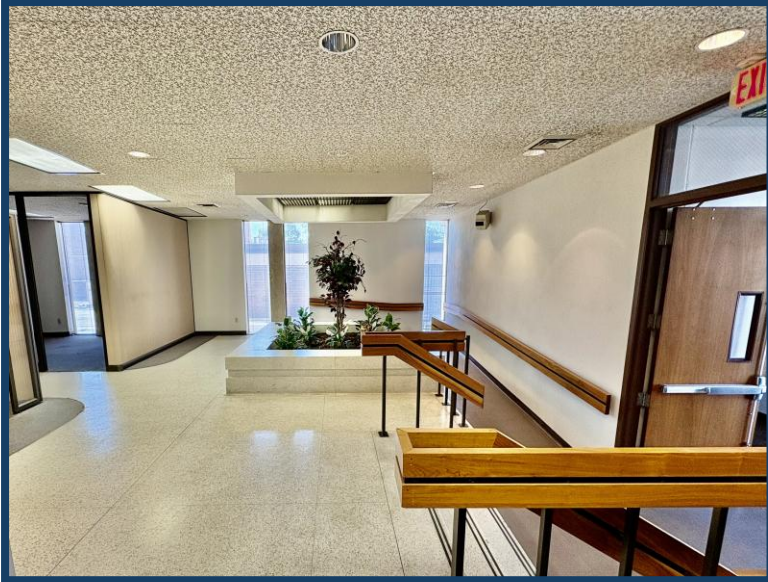
View of Downtown from the 4th Level



1st Level Commercial Space

1,550 +/- Square Feet Available

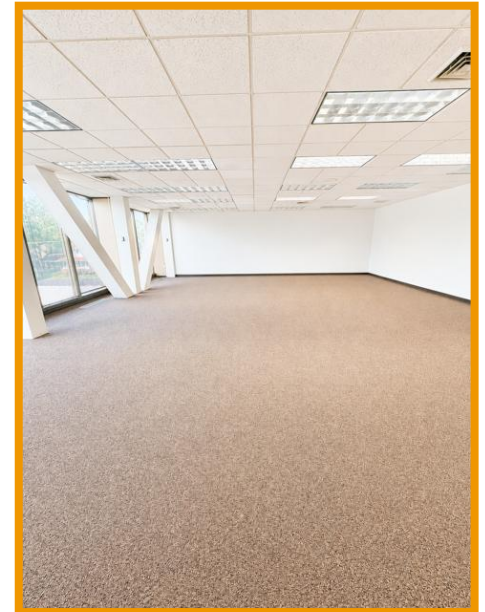
Three (3) Offices, break room and restroom plus open/flex space



2nd Level Commercial Space

5,550 +/- Square Feet Available

Several private offices, conference room, break area and restrooms.



3rd Level Commercial Space

5,550 +/- Square Feet Available

Five (5) private offices, large open work area, conference room, break room, storage rooms and restrooms.



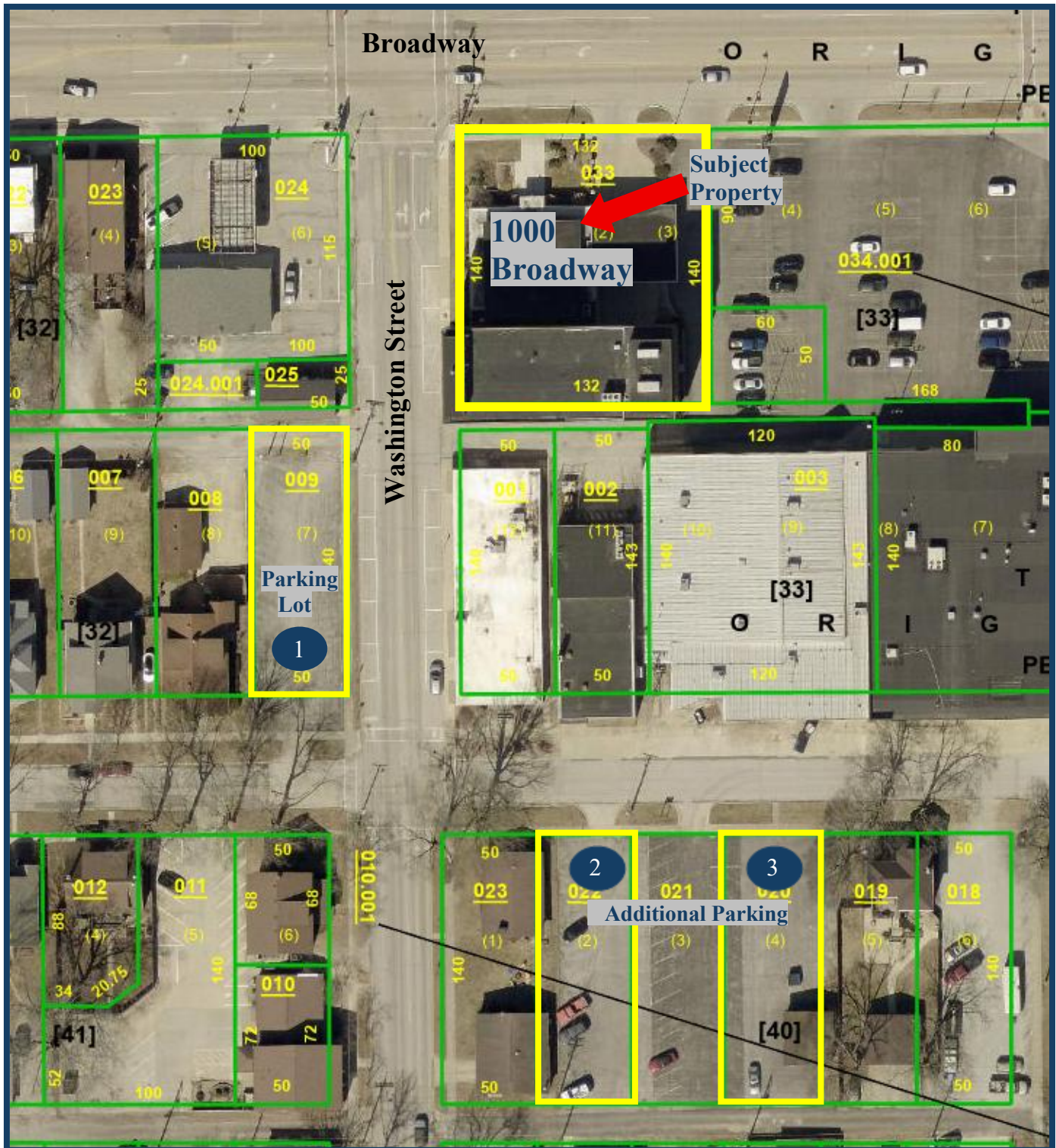
4th Level Commercial Space

5,550 +/- Square Feet Available

Three (3) private offices, large open work area, galley break area and restrooms.



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Parking Lot 1: Dedicated Parking Lot
Parking Lots 2 & 3: Additional Parking Lots

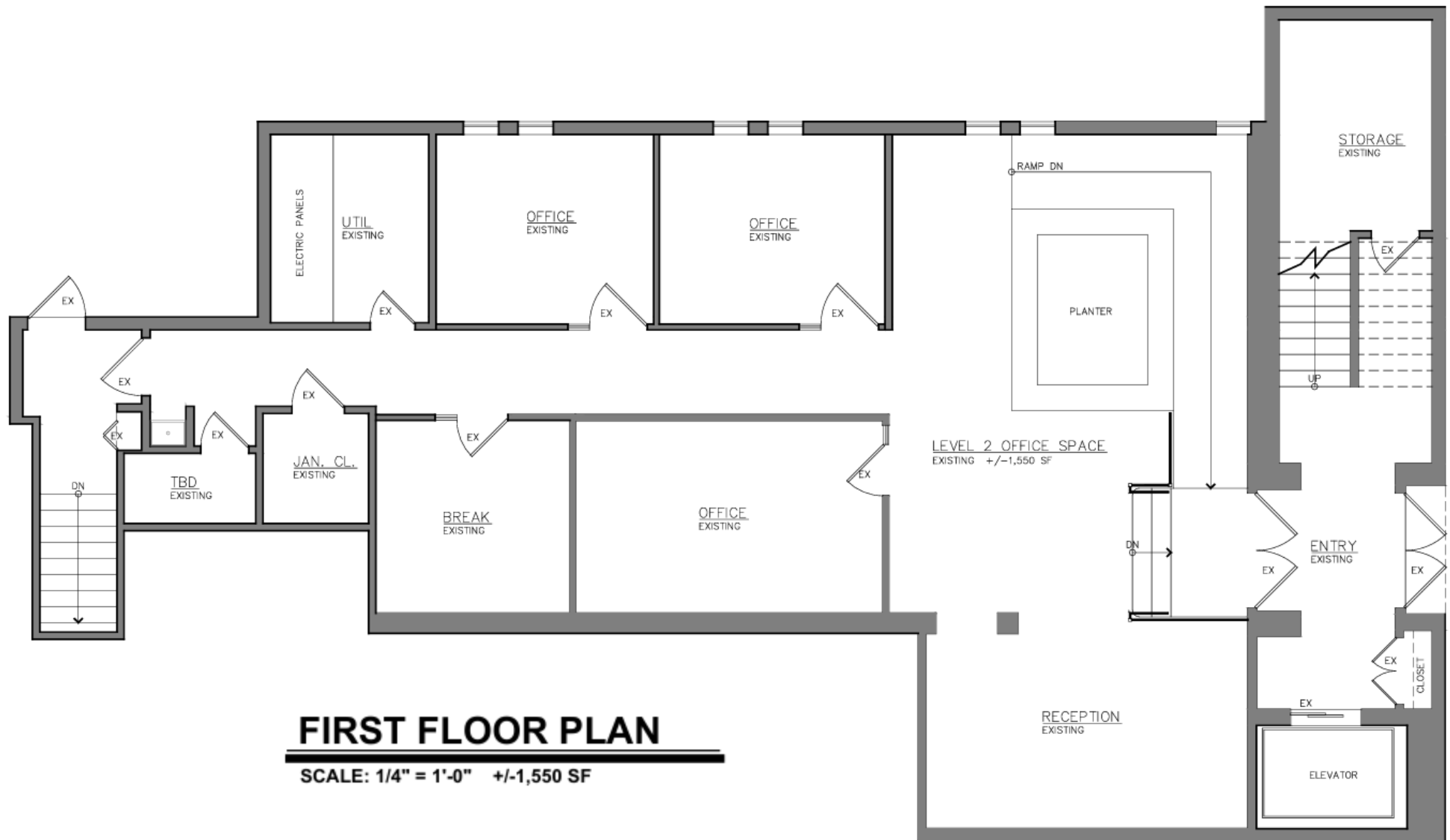
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FLOOR PLAN



Commercial Space
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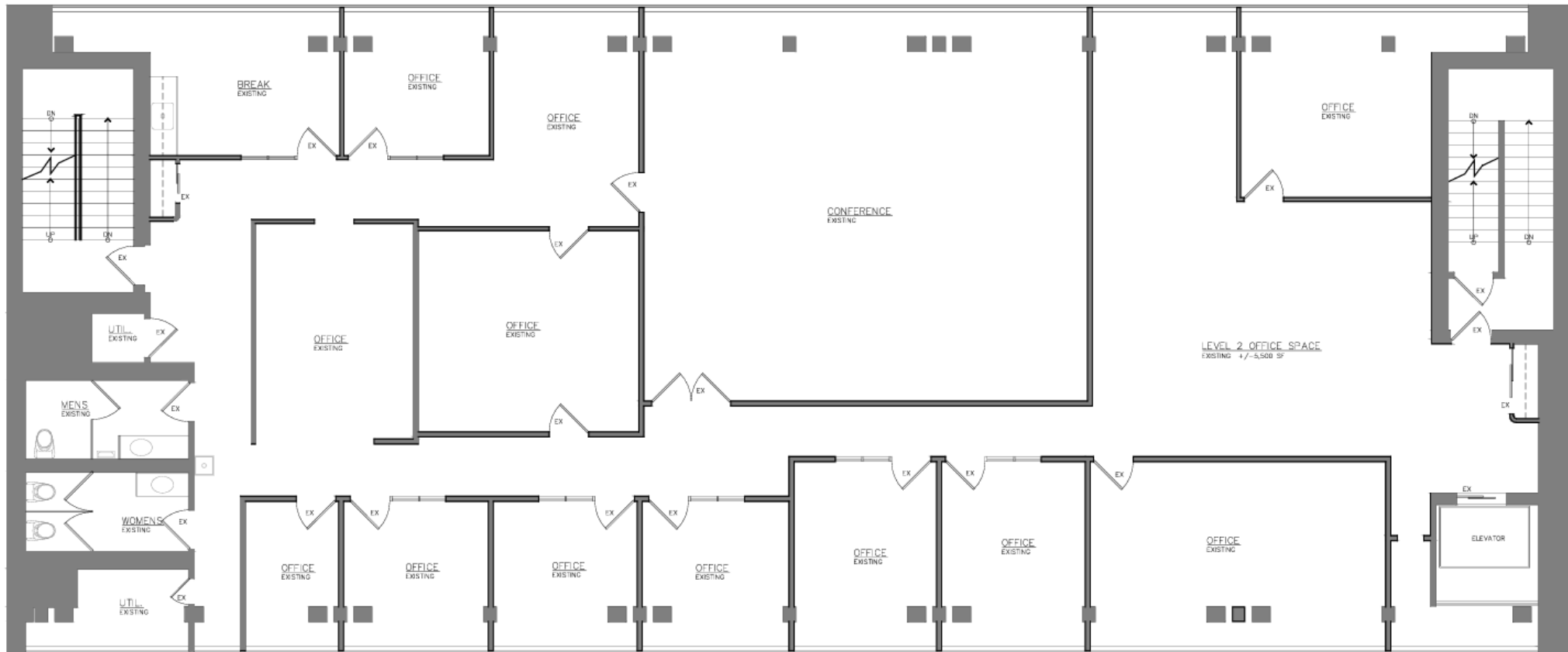
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" +/-1,550 SF

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SECOND FLOOR PLAN

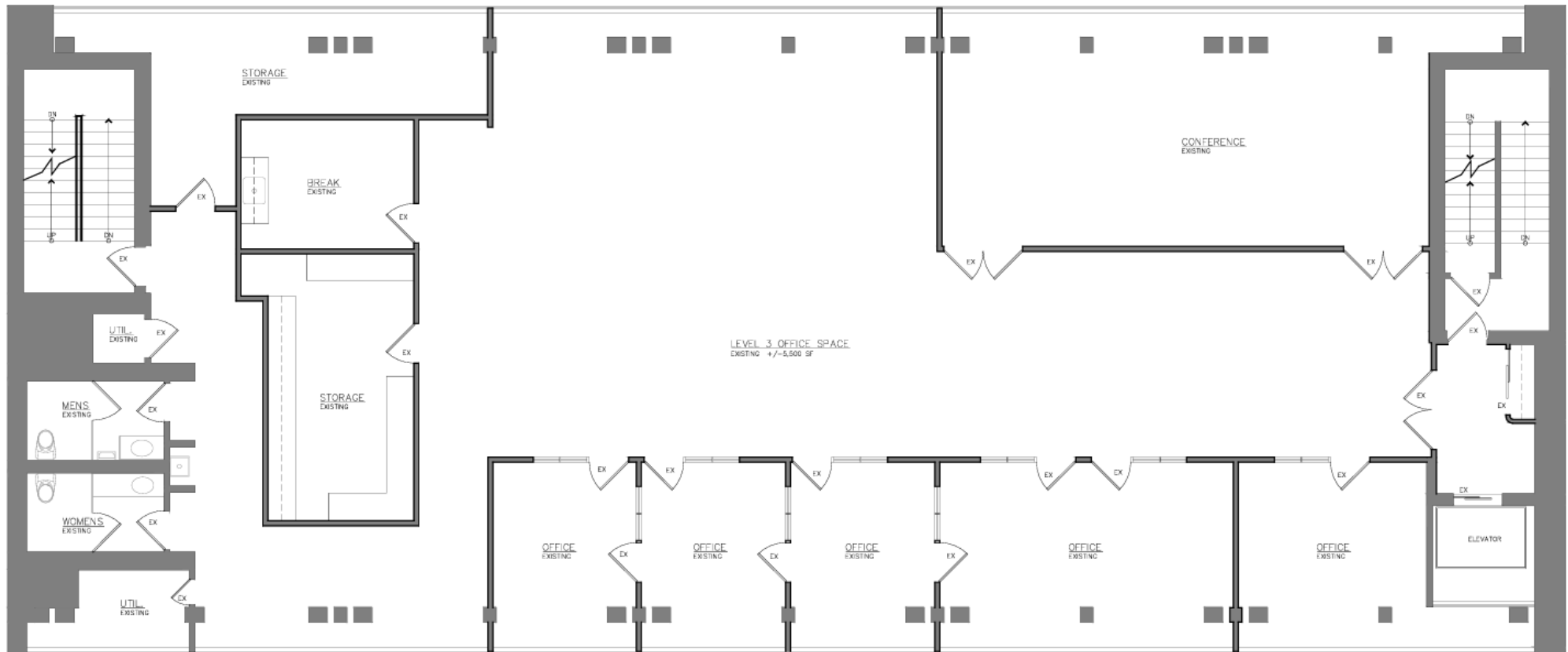
SCALE: 1/4" = 1'-0" +/- 5,550 SF

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THIRD FLOOR PLAN

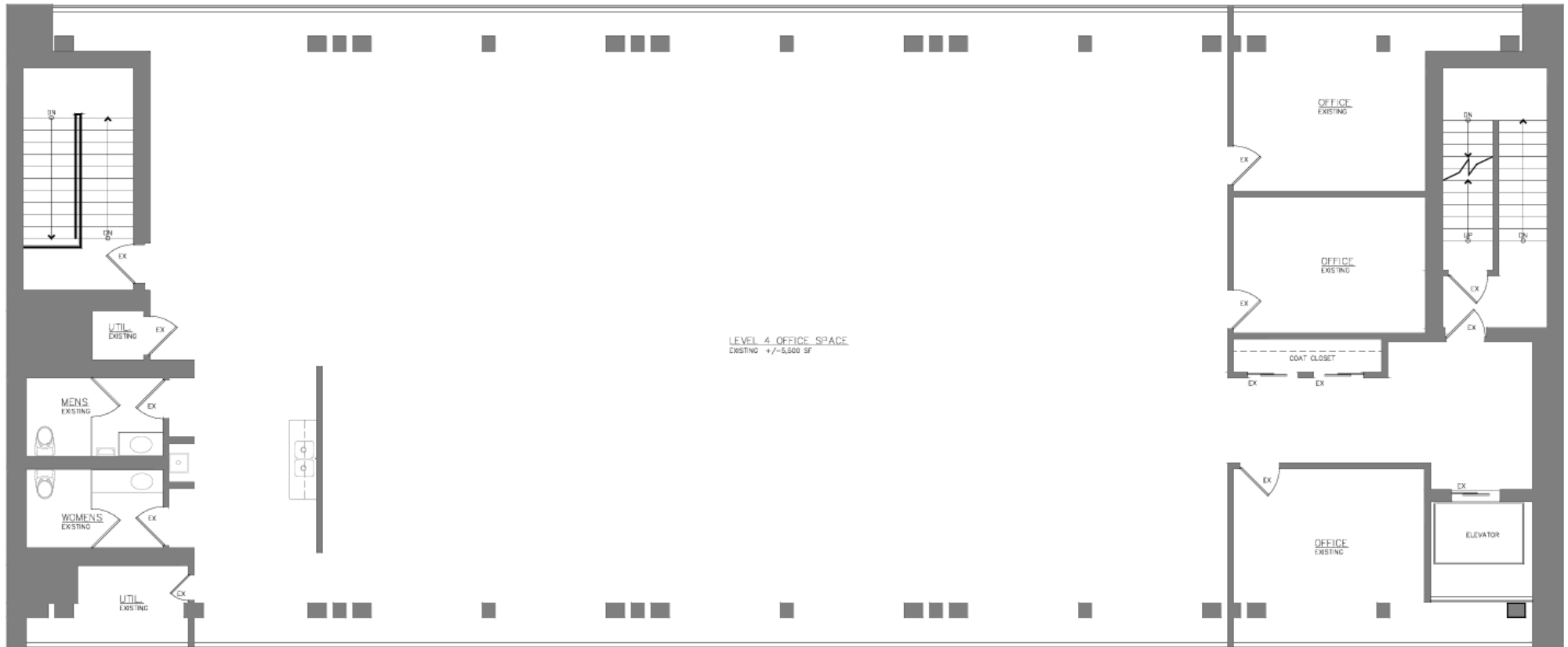
SCALE: 1/4" = 1'-0" +/-5,550 SF

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FOURTH FLOOR PLAN

SCALE: 1/4" = 1'-0" +/-5,550 SF

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COMMERCIAL BUILDING INFORMATION



Building Name:	US Bank Building (Commercial Space)		
Address:	1000 Broadway		
City:	Highland	IL	62249
County:	Madison		
Building Size:	24,423 SF		
Useable/Rentable:	U	Space Available:	1st Floor: 1,550 +/- SF, 2nd Floor: 5,550 +/- SF 3rd Floor: 5,550 +/- SF, 4th Floor: 5,550 +/- SF
Year Built:	1982		
Ceiling Height:	7'-10'		
Overhead Doors:	None		
Lot Size:	0.92 Acres	Frontage:	132'
Depth:	157'		
Parking Spaces:	50		
Zoning:	C-2 Central Business District	By:	City of Highland
Permanent Parcel #:	01-2-24-05-07-202-033, 01-2-24-05-11-201-009 01-2-24-05-11-202-022, 01-2-24-05-11-202-020		
Taxes (Year):	2025/\$12148.76		
Lease Rate:	\$14.00 PSF, Full Service Lease Landlord pays for utilities, real estate taxes, building insurance, common area maintenance. Tenant pays for phone and internet services and janitorial services.		
Comments:	Four story building overlooking the Historic Downtown Square. Excellent visibility along Broadway. Full Floor Opportunity on levels 2,3 & 4. Professionally Managed		

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