

MARK TWAIN PLAZA - OFFICE SUITES FOR LEASE

West Vandalia & Main St., Edwardsville, IL 62025



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

West Vandalia & Main St., Edwardsville, IL 62025



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MARK TWAIN PLAZA I

101 West Vandalia St., Edwardsville, IL 62025



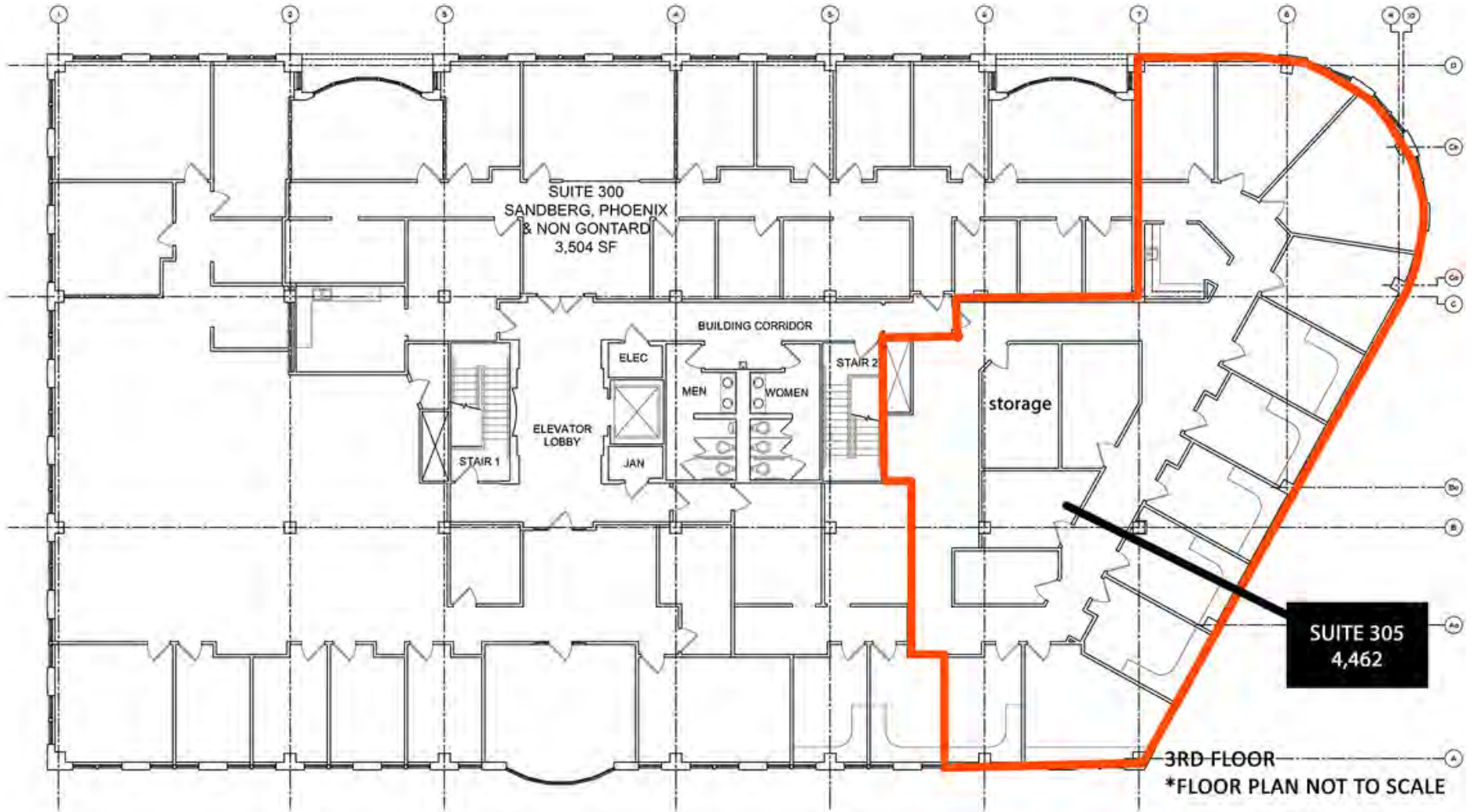
MARK TWAIN PLAZA I

- 43,500 SF Class A Office Building
- 4,462 SF Available for lease



MARK TWAIN PLAZA I - 3rd FLOOR

101 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA I - 3rd FLOOR

SUITE 305 - 4,462 SF

LEASE RATE: \$25.50/SF, Full Service

MARK TWAIN PLAZA I - OFFICE/RETAIL SUMMARY

101 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 43,531
Vacant SF: 4,462
Usable Sqft: 4,462
Min Divisible SF: 4,462
Max Contig SF: 4,462
Office SF: 4,462
Signage: Monument
Lot Size: 1.17 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Building Class: A
Ceilings: 10' - 10'



LEASE INFORMATION:

Lease Rate: \$25.50 /SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$100,429.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Professional Office space in downtown Edwardsville right next to the Madison County Courthouse. Easy and convenient walk to all of the Main St amenities, retail and dining.

MARK TWAIN PLAZA II

103 West Vandalia St., Edwardsville, IL 62025



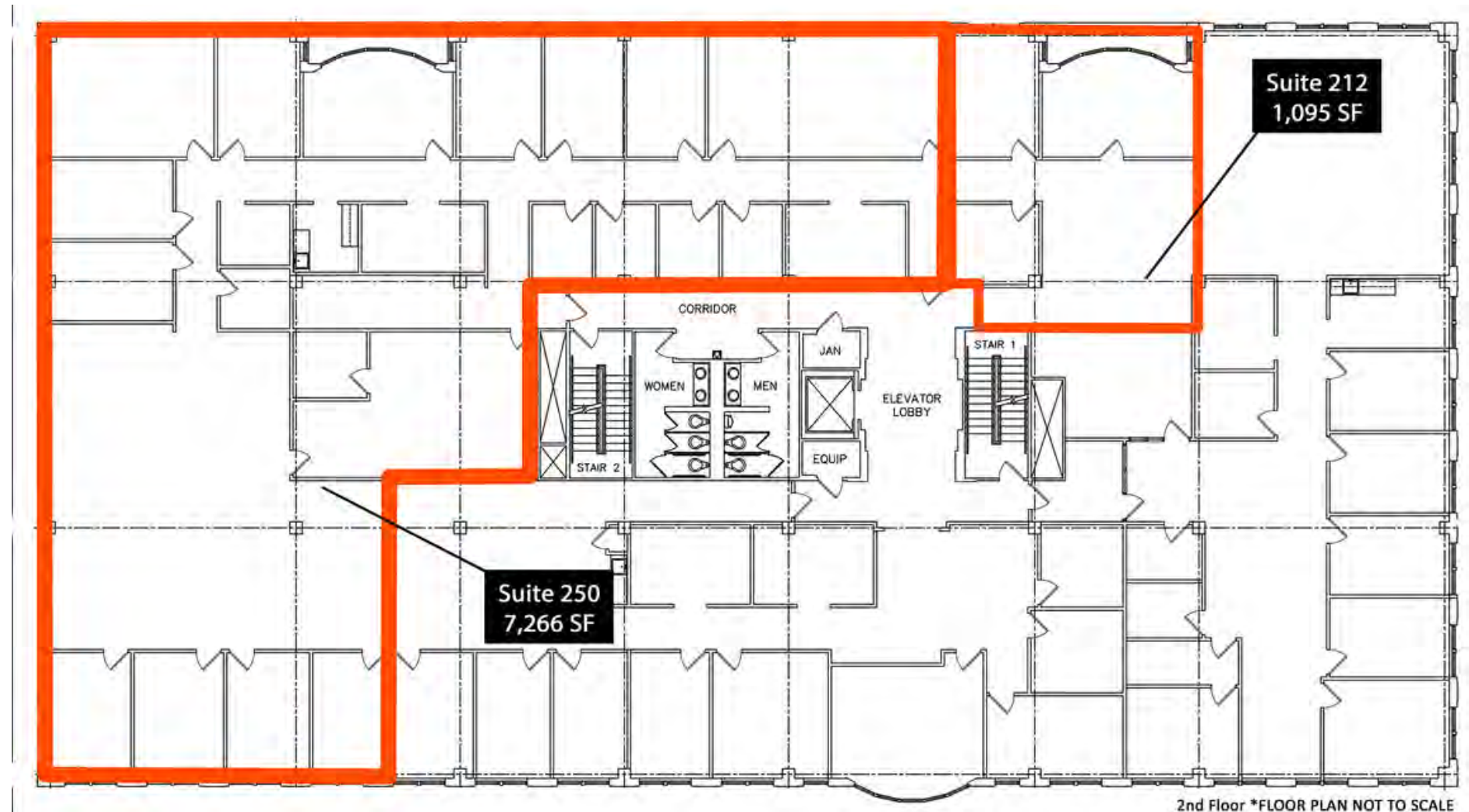
MARK TWAIN PLAZA II

- 45,587 SF Class A Office Building
- Available Space: 2nd Floor: 1,095 SF - 8,361 SF



MARK TWAIN PLAZA II - 2nd FLOOR

103 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA II - 2nd FLOOR

SUITE 212 - 1,095 SF **LEASE RATE: \$25.50/SF, Full Service**

SUITE 250 - 7,266 SF **SUB-LEASE RATE: Negotiable**

MARK TWAIN PLAZA II - OFFICE/RETAIL SUMMARY

103 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001.001
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 45,587
Vacant SF: 8,361
Usable Sqft: 8,361
Sublease: 7,266
Min Divisible SF: 1,095
Max Contig SF: 8,361
Office SF: 8,361
Signage: Monument
Lot Size: 0.41 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1995
Renovated: 2023
Building Class: A
Ceilings: 10' - 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$25.50/SF
Lease Type: Full Service
Sublease Rate: Negotiable

FINANCIAL INFORMATION:

Taxes: \$112,232.36
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Professional office space in downtown Edwardsville. 7,266 SF available for sublease. Furniture may be available for the sublease space.

MARK TWAIN PLAZA III

105 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA III

- 38,500 SF Class A Office Building
- Available Space: 4th Floor: 1,531 SF



MARK TWAIN PLAZA III - 4th FLOOR

105 West Vandalia St., Edwardsville, IL 62025



MARK TWAIN PLAZA III - 4th FLOOR

SUITE 475B - 1,531 SF

LEASE RATE: \$25.50/SF, Full Service

MARK TWAIN PLAZA III - OFFICE/RETAIL SUMMARY

105 WEST VANDALIA STREET

LISTING # 2604

LOCATION DETAILS:

Parcel # 14-2-15-11-11-204-001.002
County: IL - Madison
Zoning: B-1, Central Business

PROPERTY OVERVIEW:

Building SF: 38,574
Vacant SF: 1,531
Usable Sqft: 1,531
Min Divisible SF: 1,531
Office SF: 1,531
Signage: Monument
Lot Size: 0.55 Acres
Frontage: 360
Depth: 450
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2007
Building Class: A
Ceilings: 10' - 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$25.50/SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$116,617.96
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

Mark Twain Plaza - Professional Office space in downtown Edwardsville, right next to the Madison County Courthouse.