

FOR LEASE

4212 N IL Street Swansea, IL 62226



Professional Office/ Medical Space

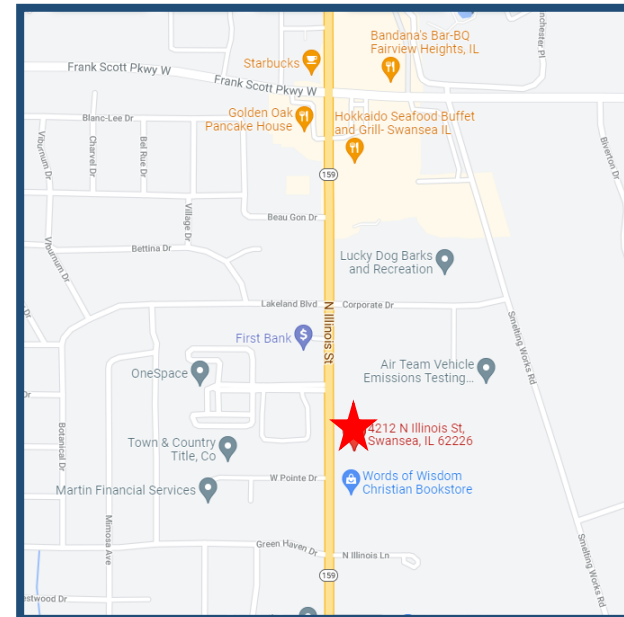
- 2,688 SF Available
- Former Use: Pediatrician's Office:
 - Reception/waiting area, six (6) exam rooms, two (2) private offices, two (2) RR's, break room, storage room with mop sink, rear exit door for separate entrance.
 - New paint and flooring in 2025
- Located in a high-traffic area with excellent visibility along IL 159
- Single story building on .50-acre lot
- Paved parking lot with additional parking in the rear of bldg.
- Signage Available on Building
- **Lease Rate: \$14.00 PSF, Mod Gross Lease**

Contact:

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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.