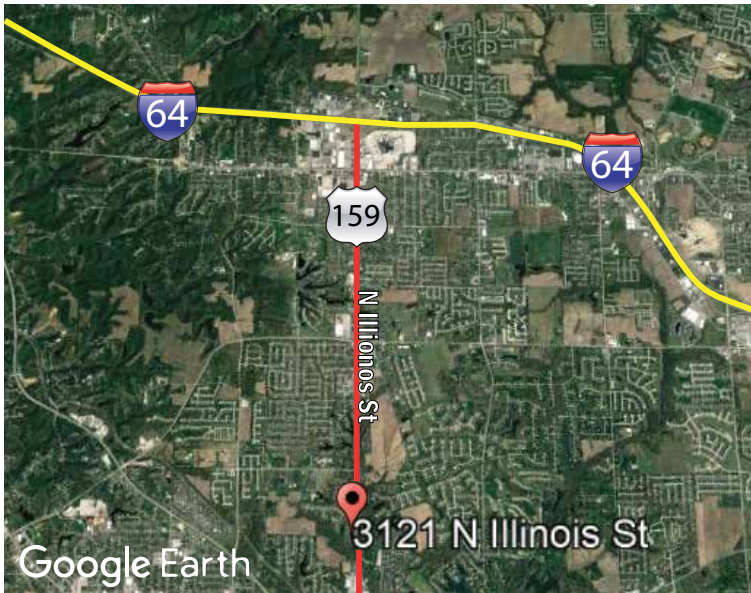


For Sale

3121 N Illinois Street

Heartland Commercial Real Estate

Swansea, IL 62226



PROPERTY FEATURES

- Unique Multi-Tenant, 100% Occupied, Sale Leaseback
- An 18,185 Sq Ft Class A Office Building
- Built in 2004 and expanded in 2006 for Merrill Lynch
- Both tenants have occupied the building since inception
- **Offered at \$3,400,000** or \$186.97 per Sq Ft
- Capitalization Rate = 7.00% based on Actuals
- Rice Sullivan has been a Trusted CPA Firm in the area for over 55 years

FOR MORE INFORMATION

Terry E. Heimann

Principal / Managing Broker

Terry.Heimann@hl-commercial.com

Heartland Commercial Real Estate

1007 North Main Street

Columbia, IL 62236

618-281-1000

www.hl-commercial.com



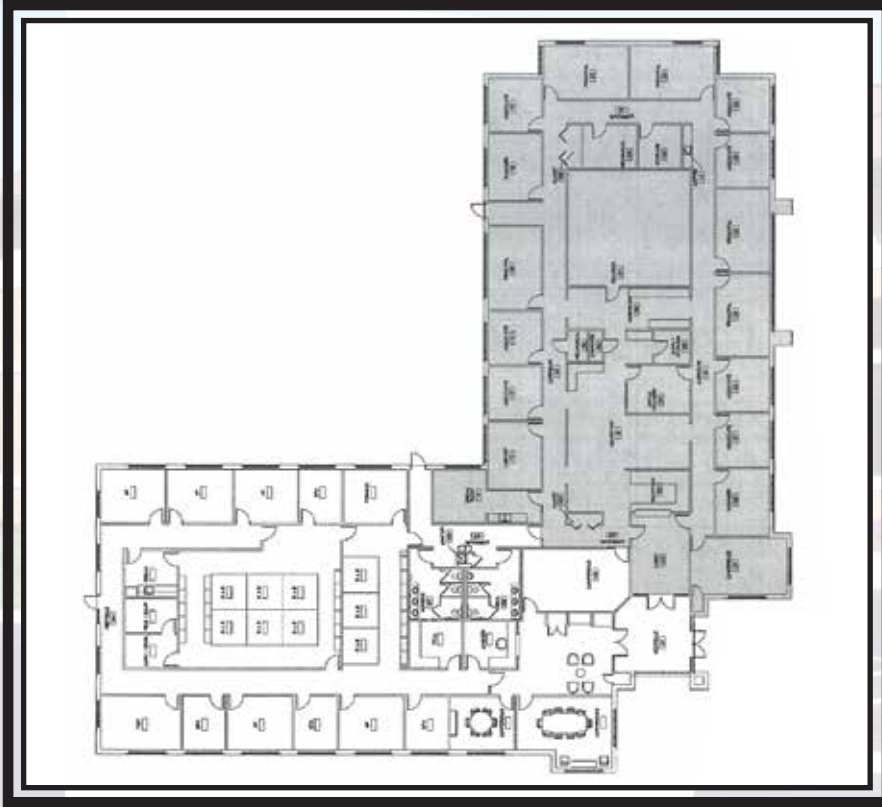
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

For Sale

3121 N Illinois Street

Heartland Commercial Real Estate

Swansea, IL 62226



Rice Sullivan

- 7,615 Rentable SqFt
- 53.86% Tenant ProRata Share
- \$78,527 Base Year Operating Expense (2005)

Merrill Lynch

- 8,890 Rentable SqFt
- 46.14% Tenant ProRata Share

Common Area

- 1,680 Entry foyer and common area



MORE INFO ABOUT THIS SELECT PROPERTY

Heartland Commercial Real Estate is pleased to present the sale leaseback of the Rice Sullivan Headquarters in Swansea Illinois. This 18,185 square foot building fronts Highway 159, and is a beautiful example of quality in the metro St. Louis area. Built in 2004 for both Rice Sullivan and Merrill Lynch, the building was expanded by 2,990 square feet in 2006 to accommodate an expanding Merrill Lynch.

This is a unique opportunity to get a long-term lease with a solid company rarely found in the Midwest. Rice Sullivan has every intention of staying here long-term. The Merrill Lynch lease is currently using a base year, which makes this also a value-add investment.

HL-Commercial.com
Brokerage • Leasing • Management

618-281-1000

Terry E. Heimann

www.hl-commercial.com