

# For Lease

Heartland Commercial Real Estate

1911 Frank Scott Parkway

Belleville, IL 62269



## PROPERTY FEATURES

Lease Term	5 - 7 Years
Date Available	Immediate
Space Use	Office
Rental Rate	\$17.00 /SF/Yr
Service Type	Triple Net
Space Available	2,500 SF
Space Type	Relet



### 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](http://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.



# 1911 Frank Scott Pkwy East

\$17 /SF/Year

4,000 sqft of Office/Medical/Retail space available. Located behind Target/Dierbergs shopping complex. Join Morgan Stanley in this professional office building. Ample parking, easy access to Green Mount Rd, I-64.



Building Photo

Total Space Available:	4,000 SF
Rental Rate:	\$17 /SF/Year
Min. Divisible:	1,500 SF
Max. Contiguous:	4,000 SF
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Medical Office, Office-R&D, Executive Suite
Building Size:	7,975 SF
Building Class:	B
Year Built:	2003



### Suite 3

Space Available	1,500 SF
Rental Rate	\$17 /SF/Year
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Medical Office,Institutional/Governmental
Max. Contiguous	4,000 SF
Lease Type	NNN
Date Available	Aug 2017
Lease Term	60 Months
No. Parking Spaces	20

Excellent space for medical professionals, accountants, attorneys, insurance agents, investment brokers, other office users. CAM is budgeted for \$5.00 psf

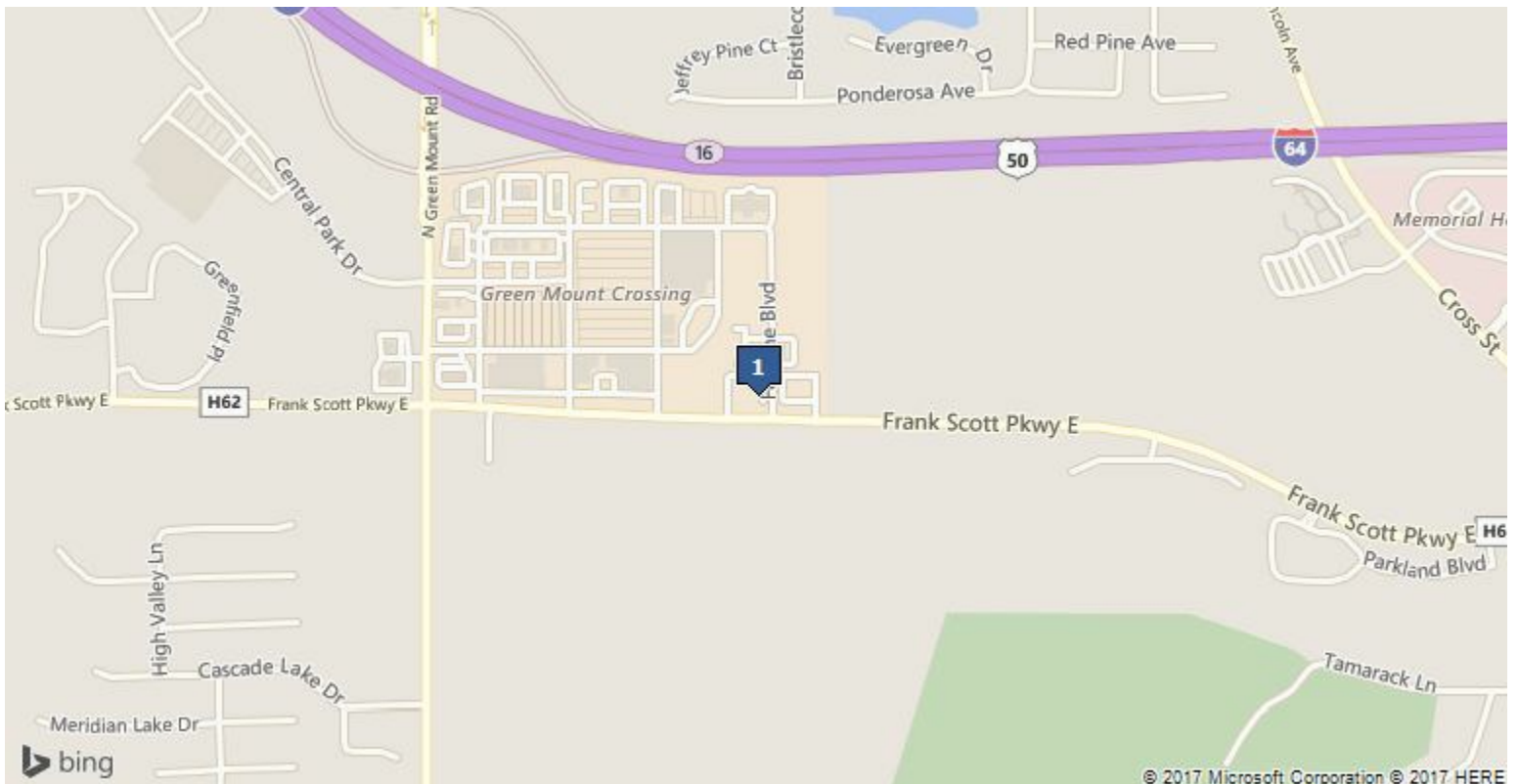
1

### Suite 4

Space Available	2,500 SF
Rental Rate	\$17 /SF/Year
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Medical Office,Institutional/Governmental
Max. Contiguous	4,000 SF
Lease Type	NNN
Date Available	Aug 2017
Lease Term	60 Months
No. Parking Spaces	20

Excellent space for medical professionals, accountants, attorneys, insurance agents, investment brokers, other office users. CAM is budgeted for \$5.00 psf

2



# Property Photos



Building Photo

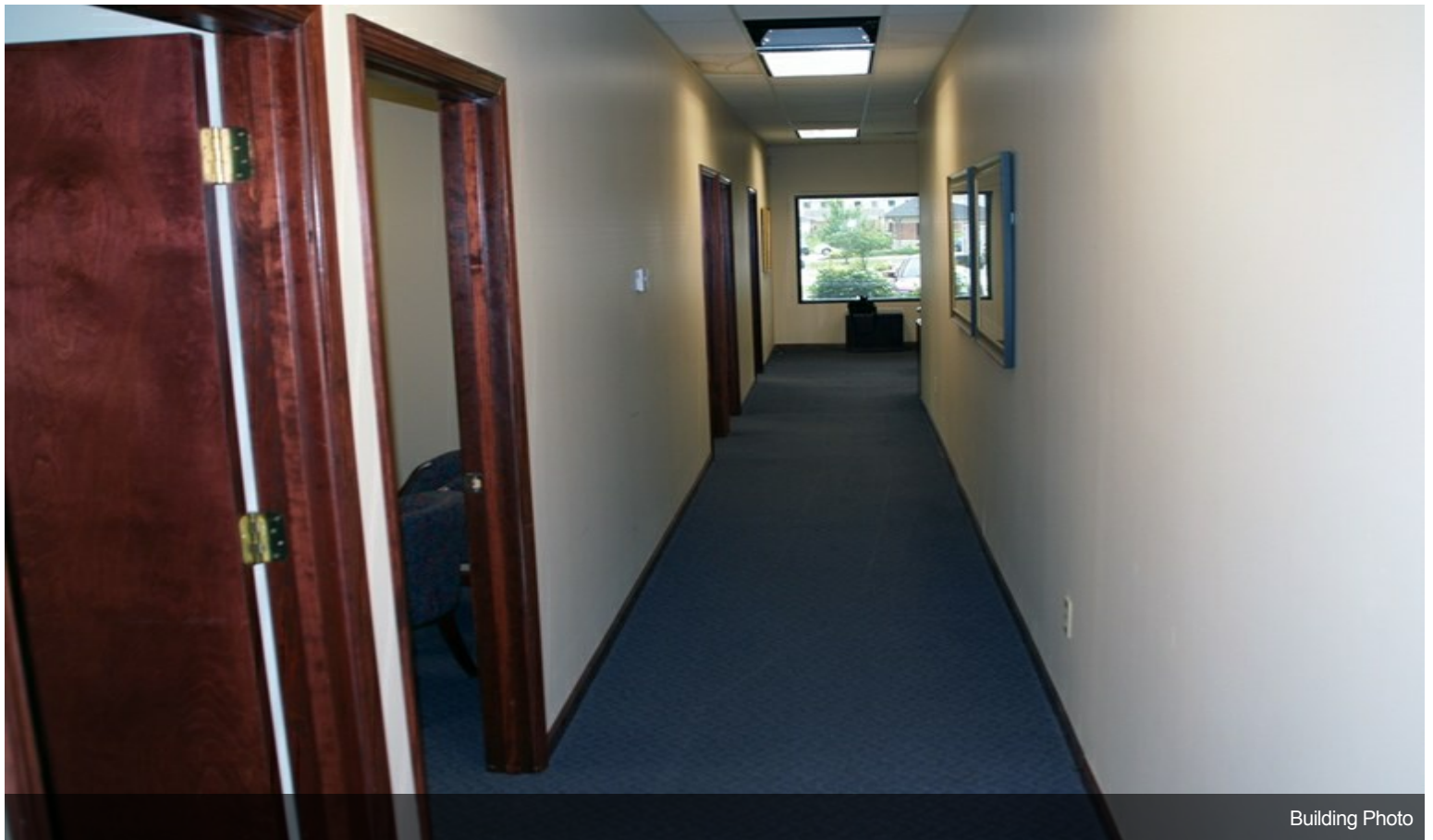


Building Photo

# Property Photos



Building Photo



Building Photo

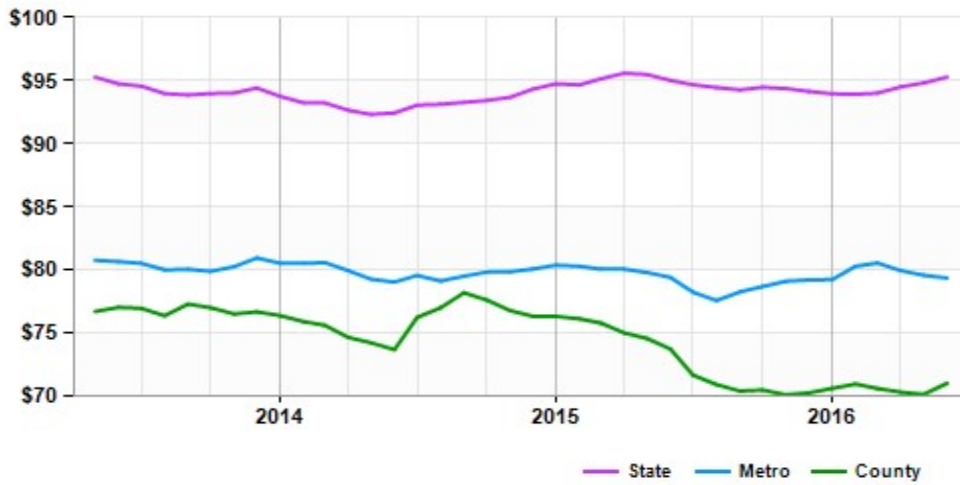
# Property Photos



Building Photo

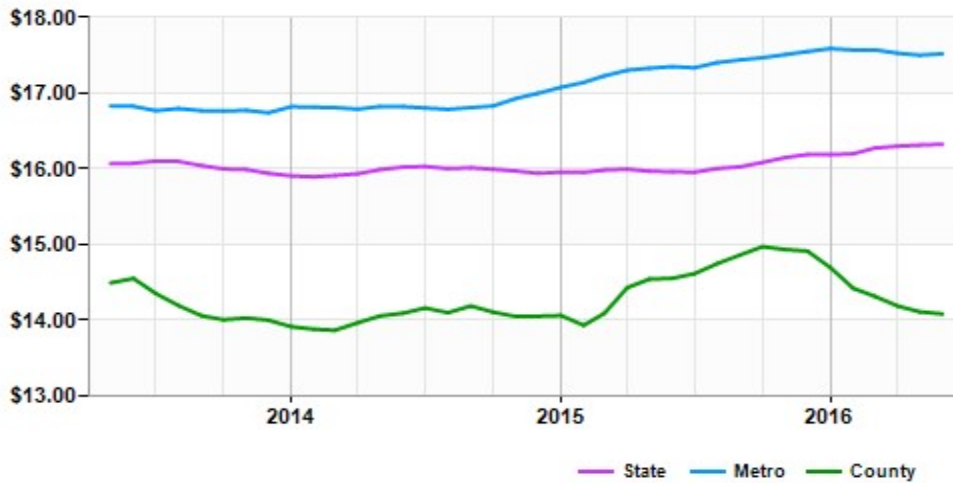
# Market Trends

Asking Prices Office for Sale Belleville, IL (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$95	+1.4%	+0.3%
Metro	\$79	-1.5%	-0.1%
County	\$71	+0.6%	-3.7%

Asking Rent Office for Lease Belleville, IL (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$16.32	+0.3%	+2.3%
Metro	\$17.52	-0.3%	+1.0%
County	\$14.08	-1.6%	-3.2%