

FOR LEASE

2,500 SF
Office Building
22 Professional Park
Maryville, IL



Brendan Barone

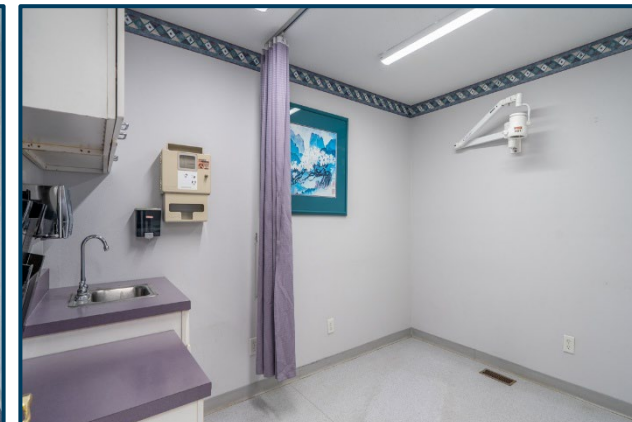
Broker/Director-Commercial Division
H3 Capital Real Estate LLC

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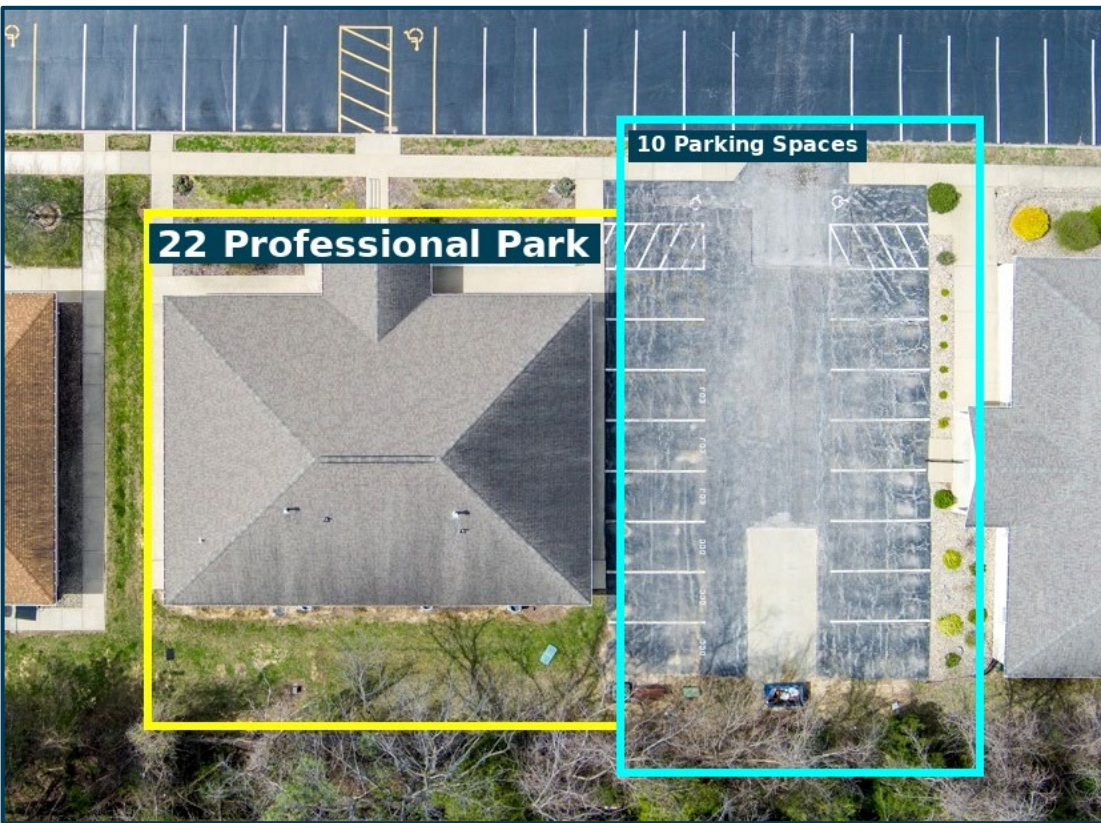
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Property Highlights

- Former office for a dermatologist with existing medical-office infrastructure
- 2,500 SF office space available plus 2,500 SF of basement storage included
- 3 restrooms in the space
- 6 private exam/treatment rooms with plumbing for sinks
- Off-Street Parking with 10 Spaces in private parking lot next to building
- Multiple private rooms plus open office/reception area
- Part of well-established Maryville Professional Park with medical and professional tenants
- Less than 1 mile from Anderson Hospital
- Easy access to I-270, I-55, and I-255



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



ADDITIONAL PROPERTY DETAILS

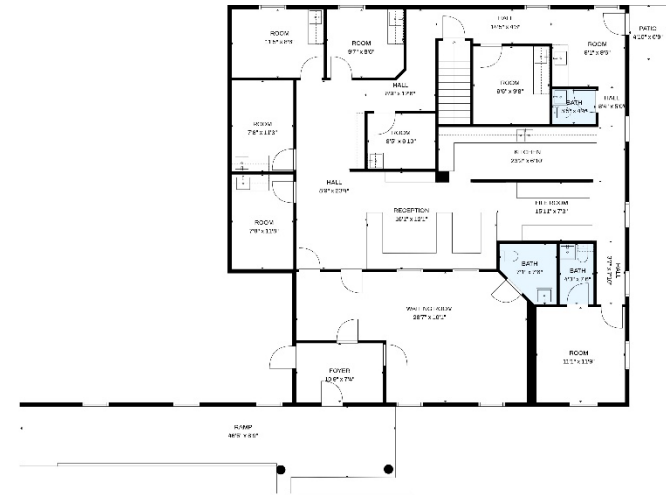
- Private medical office layout with reception, open workspace, and exam/treatment rooms
- Former Dermatology Care Center office in Maryville Professional Park
- Dedicated kitchenette/break area and multiple private rooms
- Large unfinished basement storage area included
- Private parking lot adjacent to the building with 10 surface parking spaces
- Located among established medical and professional office users
- Convenient Maryville location near Anderson Hospital and major interstate routes
- Interactive Floor Plan: <https://unbranded.visithome.ai/hBEKaeb8KhhKagajLsQDJU?mu=ft>
- PDF Floor Plan: [Insert regular PDF floor plan link here]

SPACE SUMMARY

2,500 SF office space with 2,500 SF basement storage, 3 restrooms, and medical-office build-out suitable for healthcare, professional office, wellness, or service users.

LOCATION SUMMARY

Positioned in established Maryville Professional Park with nearby medical and professional tenants, private parking, and excellent access to regional interstates.



TOTAL: 2237 sq. ft.
LOWER LEVEL: 0 sq. ft., MAIN LEVEL: 2237 sq. ft.
EXCLUDED AREAS: LOWER LEVEL: 2263 sq. ft., PATIO: 33 sq. ft., RAMP: 406 sq. ft., WALLS: 211 sq. ft.

ALL DIMENSIONS TO EXTERIOR FACE UNLESS OTHERWISE NOTED. TOTAL AREA DOES NOT INCLUDE WALLS.

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