

FOR LEASE

Class A Office Space
303 Fountains Parkway
Fairview Heights, Illinois 62208

Professional Office Space

2,560 RSF Available

Located ½ mile from I-64

Average Daily Traffic Count is
21,000 on IL Route 159

Great visibility!

Lease Rate: \$21.00 PRSF

Full-Service Lease

Contact a Broker to schedule
a property tour.



Dave Kunkel, Broker
618-977-1846 Cell
Dave@choosekwg.com

Kelly Hulvey, Broker
618-210-4702 Cell
Kelly@choosekwg.com

Luke Allan, Broker
618-578-3598 Cell
Luke@choosekwg.com

Kunkel Commercial Group
3318 N IL, Swansea, IL 62226
618-202-4500 Office



PHOTOS SUITE 240



**Class A Office Space
303 Fountains Parkway
Fairview Heights, Illinois 62208**



Large Open Area



View of Pond



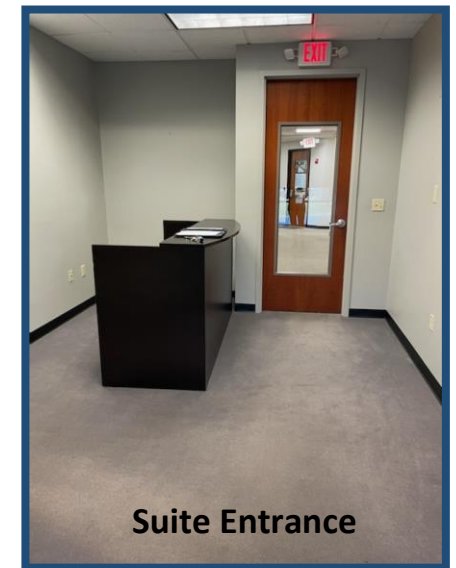
Private Office



Conference Room

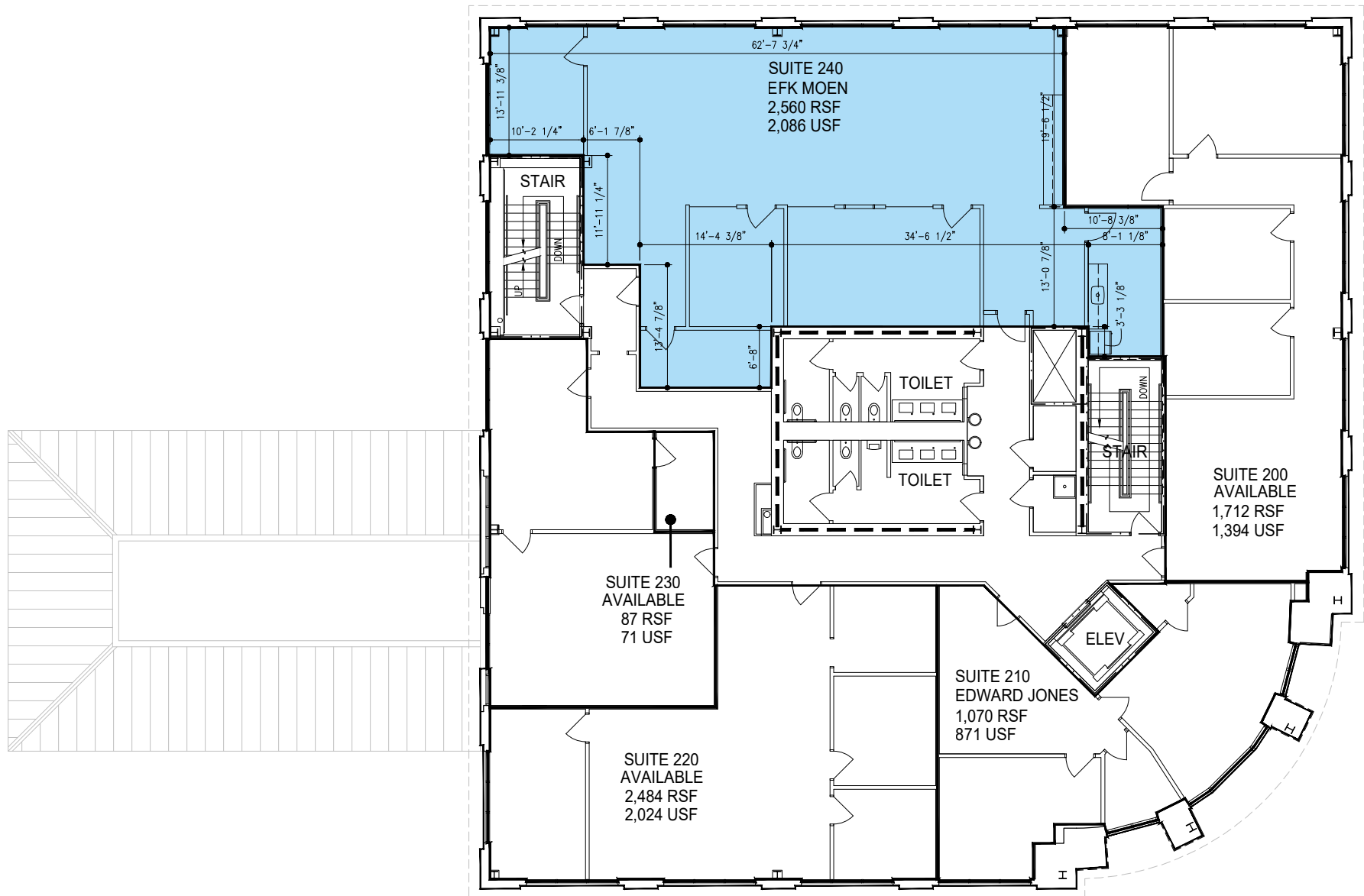


Break Room



Suite Entrance

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.



2 SECOND FLOOR
SCALE: 1/16" = 1'-0"

RENTABLE AREA: 7,913 SF



COMMERCIAL BUILDING INFORMATION

Building Name: Town & Country Building

Address: 303 Fountains Parkway

City: Fairview Heights **State:** IL **Zip:** 62208 **County:** St. Clair

Building Size: 25,789 SF

Useable/Rentable: R **Total Space Available Now:** 2,560 RSF

Year Built: 2005 **Last Major Rehab:** **Number of Floors:** 3

Ceiling Height: 9' **Elevators:** Yes **Sprinklers:** Yes

Overhead Doors: N/A

Lot Size: 1.08 Acres **Frontage:** 203'.96" **Depth:**

Parking Spaces: 80 **Traffic Count:** 20,100

Zoning: B-3 **By:** Fairview Heights

Permanent Parcel #: 03-22.0-306-001

Taxes (Year): N/A

Sale Price: N/A

Lease/Sub-Lease Rate: \$21.00 PSF, Full Service Lease

Comments: Class A Profesinal Office Suite on the 2nd level.
Located on Route 159 just north of I-64 in the Fountains Business Park in Fairview Heights.

KUNKEL COMMERCIAL GROUP
3318 N Illinois Street
618.202.4500 www.kunkelcommercial.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 recommend Purchaser's/Lessee's independent investigation.