

FOR LEASE

2001 W Main St.,
Carbondale, IL 62901



WESTTOWN CENTER - 4,000 SF PROFESSIONAL OFFICE SUITE

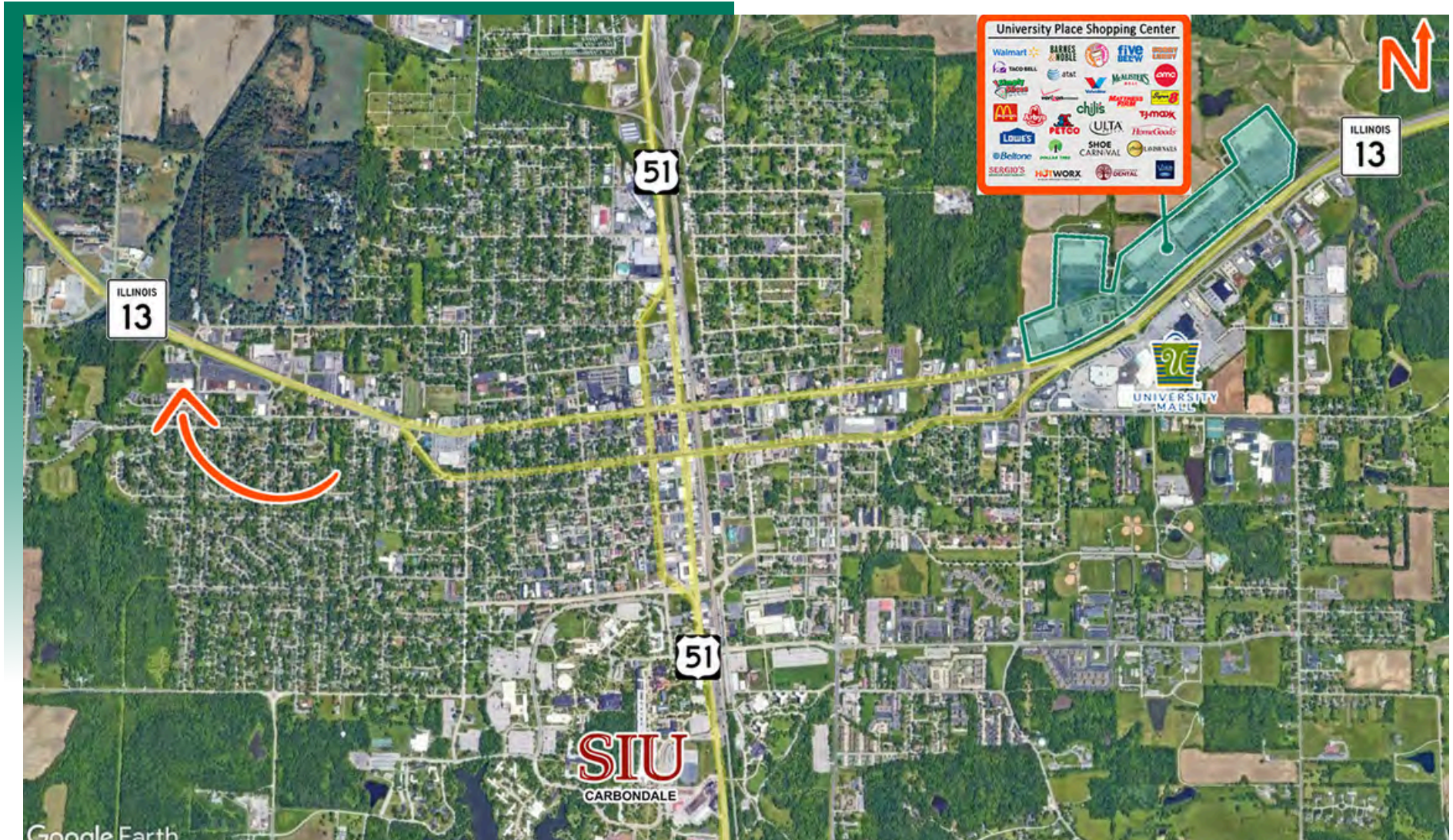
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AREA MAP

2001 W Main St., Carbondale, IL 62901

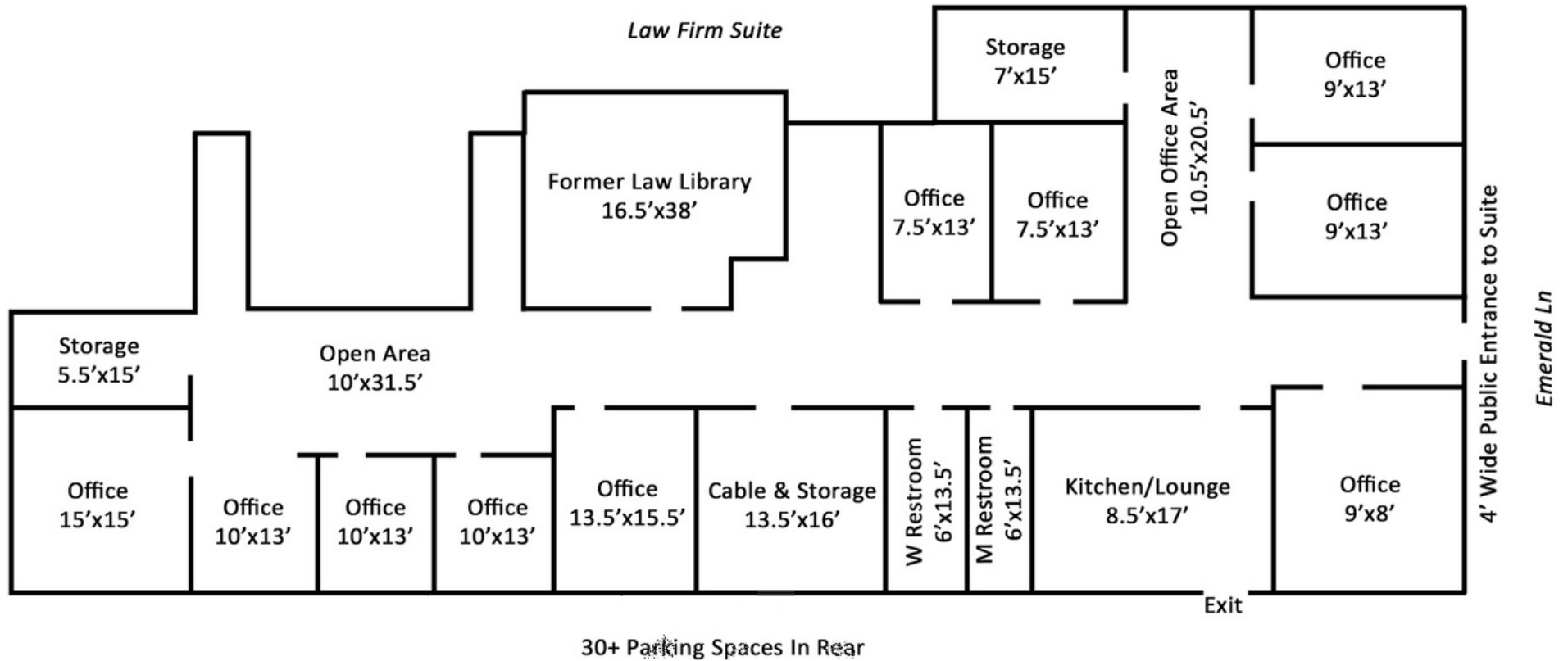


LOCATION OVERVIEW

Located in Westtown Center along Illinois Route 13, this 4,000 SF professional office suite offers strong visibility, accessibility, and regional connectivity between Jackson and Williamson Counties, including Carbondale, Murphysboro, Carterville, and Marion. Just east, Murdale Shopping Center is an established 87,600 SF mixed-use retail center anchored by Neighborhood Food Co-op and Tru Value Hardware, plus 28 specialty shops and services, supporting steady traffic and west side commercial strength.

FLOOR PLAN

2001 W Main St., Carbondale, IL 62901



*Not to scale

PROPERTY PHOTOS & HIGHLIGHTS

2001 W Main St., Carbondale, IL 62901

EAST BLDG REAR



EAST BLDG FRONT



EAST BLDG REAR



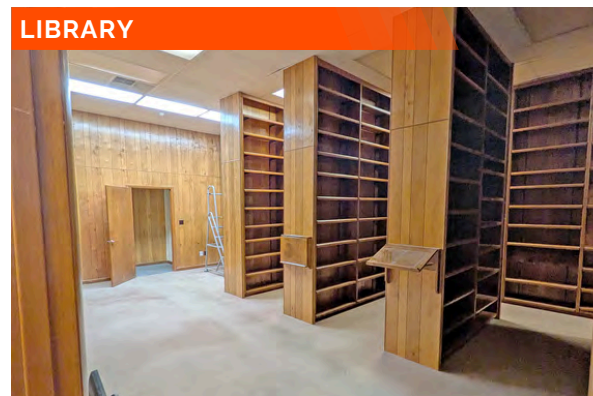
CUBICLES



CUBICLES



LIBRARY



10 private offices plus multiple open work areas

Large 627 SF conference/training room (former law library)

Spacious kitchen & employee lounge

Two restrooms and multiple storage rooms

Functional, floor plan suitable for professional, medical, or administrative users

Covered walkways & landscaped common areas within the center

PROPERTY PHOTOS

2001 W Main St., Carbondale, IL 62901

KITCHEN



OFFICE



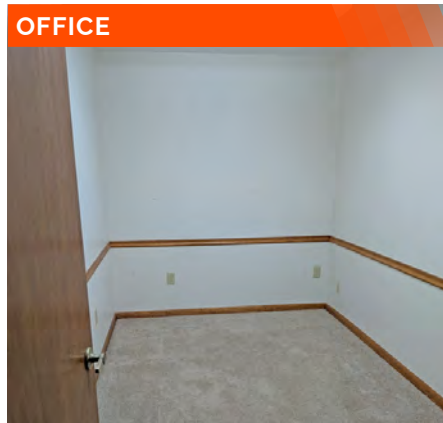
HALLWAY



HALLWAY



OFFICE



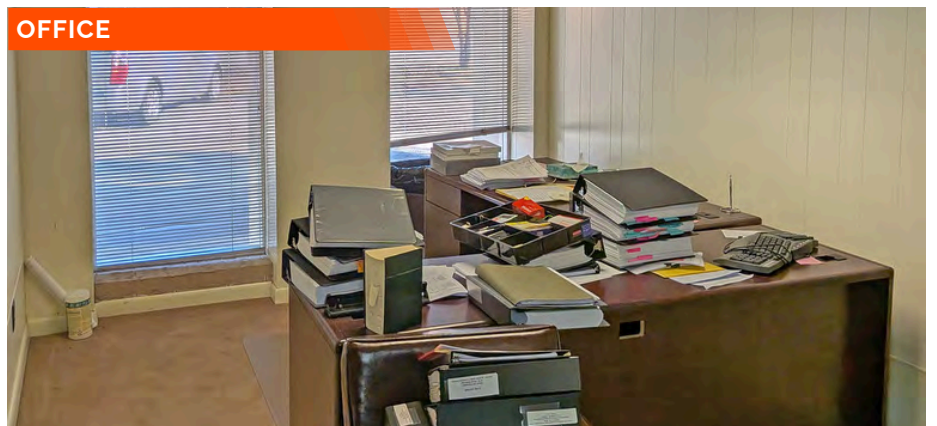
OFFICE



OFFICE



OFFICE



LOCATION ADVANTAGES

2001 W Main St., Carbondale, IL 62901



Positioned within Westtown Center along Illinois Route 13, this 4,000 SF professional office suite benefits from one of the most visible and heavily traveled commercial corridors in Southern Illinois.

Prime Rt. 13 Corridor Location

- Positioned along Carbondale's primary east-west commercial artery serving Jackson & Williamson Counties.

Adjacent to Murdale Shopping Center

- 87,600 SF mixed-use center anchored by Neighborhood Co-op Grocery & Tru-Value Hardware, plus 28 specialty shops.

High Daily Traffic & Visibility

- Strong, consistent activity is generated by long-standing retail anchors and west-side neighborhoods.

Established Commercial District

- Surrounded by grocery, hardware, medical, financial, and service-based users, creating a stable business environment.

Convenient Access

- Easy ingress/egress from Rt. 13 with ample parking and proximity to SIU, Memorial Hospital, and major employment centers.

Strong West-Side Demographics

- Draws from Carbondale, Murphysboro, Carterville, and the broader regional trade area.

OFFICE/RETAIL SUMMARY

2001 W MAIN ST, SUITE 1

LISTING # 3267

LOCATION DETAILS:

Parcel # 15-20-102-014
County: IL - Jackson
Zoning: General Business

PROPERTY OVERVIEW:

Building SF: 12,000
Vacant SF: 4,000
Usable Sqft: 4,000
Min Divisible SF: 4,000
Max Contig SF: 4,000
Office SF: 4,000
Retail SF: 4,000
Lot Size: 6.0 Acres
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1977
Renovated: 2017
Building Class: B
Ceilings: 8'
Construction Type: Mixed



LEASE INFORMATION:

Lease Rate: \$10.00/SF
Lease Type: Modified Gross

DEMOGRAPHICS:

Traffic Count: 21900

PROPERTY DESCRIPTION:

4,000 SF Professional Office Suite located in Westtown Center on the west side of Carbondale off of Rt. 13, which is the primary east/west highway serving Carbondale and the region. Westtown Center is a professional office center, constructed in 1977 (renovated in 2017), with approximately 30,000 SF across two adjoining buildings on 6+ acres. The Center was well designed and developed with enhanced features including covered walkways and landscaped seating areas to blend in with the surrounding area.

The Office Suite has 10 separate offices of various sizes along with open office areas. Also, the suite includes a large kitchen/lounge, two restrooms, multiple storage rooms, and a large room (627 SF) that formerly was a law library and could serve as a conference/training room. Ideal for professional, medical, administrative, counseling, or service-based users seeking a functional, move-in-ready office environment.



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