



ADAMS & HUETSCH  
ATTORNEYS AT LAW

FOR SALE OR LEASE

# 321 Wedgewood Sq

Professional Office Building | Columbia, IL 62236

A well-maintained office building with excellent visibility, on-site parking, full basement with ground-level access, and a fully furnished option for turnkey occupancy.

**For Sale: Price Available Upon Request**

**For Lease: \$3,200/month Triple Net**

# Property Overview

---

321 Wedgewood Sq offers a practical, move-in-ready office setting for an owner/user, professional services firm, medical or administrative office, or tenant seeking a furnished workplace.

## BUILDING SIZE

**2,259 SF**

## LOT SIZE

**0.46 AC**

## USE

**Professional Office**

## LOWER LEVEL

**Full Basement**

## YEAR BUILT

**1986**

## FURNITURE

**Available**



Professional exterior presentation with on-site parking.

# Building Features

---

- Reception area for professional client arrival.
- Multiple private offices for legal, financial, consulting, medical-office, or administrative users.
- Conference/library room for meetings and document review.
- Full basement with ground-level access for storage, staging, or support use.
- Fireproof safe for secure file or records storage.
- Furniture package available for a lower-friction move-in.

**Turnkey office setting with main-level workspace and lower-level flexibility.**



Reception



Conference / Library

# Photo Highlights

---



**Reception**



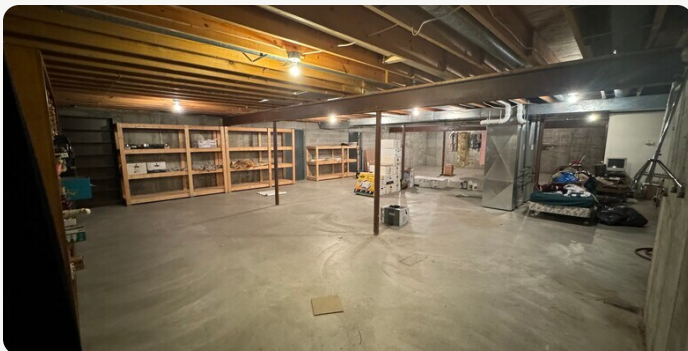
**Conference / Library**



**Main office**



**Rear common work space**



**Basement storage**



**Fireproof safe**

# Additional Gallery

---



Rear side exterior



Front office

# Additional Gallery

---



Reception left



Reception right

# Additional Gallery

---



Main office



Office 2

# Additional Gallery

---



Office 2



Conference / Library

# Additional Gallery

---



Rear common work space



Office 3

# Additional Gallery

---



Office 3



Office 4

# Additional Gallery

---



Office 4



Fireproof safe

# Additional Gallery

---



Women's bathroom



Men's bathroom



Basement access

# Offering Terms

---

## **For Sale**

### **Price Available Upon Request**

Ownership will consider qualified purchase inquiries. The furniture package may be included or negotiated to support a turnkey transition.

## **For Lease**

### **\$3,200/month Triple Net**

Full basement with ground-level access and furniture package available. Final lease documentation subject to ownership approval.

**Tours and details: 618-719-9170**