

UNIVERSITY POINTE I & II

FOR LEASE

Commerce Dr. & Century Dr.,
Edwardsville, IL 62025



MULTIPLE SUITES AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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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.

PROPERTY HIGHLIGHTS

UNIVERSITY POINTE I & II, EDWARDSVILLE, IL 62025



**Office/Retail spaces
from 1,295 SF**

**Restaurant Space
Available**

**Historically Low
Vacancy &
Professionally
Managed**



AREA MAP

UNIVERSITY POINTE I & II, EDWARDSVILLE, IL 62025

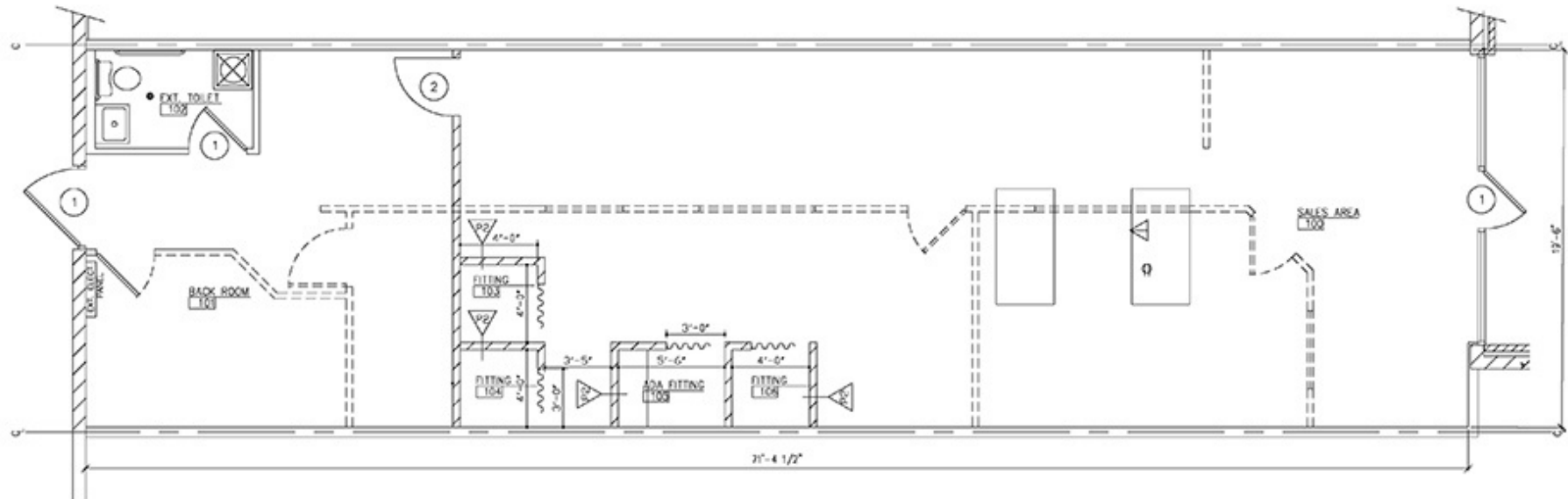


LOCATION OVERVIEW

University Pointe is located along IL route 157 near the entrance to SIUE. Edwardsville IL has some of the best demographics in the St Louis MSA and has become a retail and dining destination for most of the surrounding communities, creating a trade population of 500k+

FLOOR PLAN - SUITE 6 - RETAIL SPACE

UNIVERSITY POINTE II, EDWARDSVILLE, IL 62025

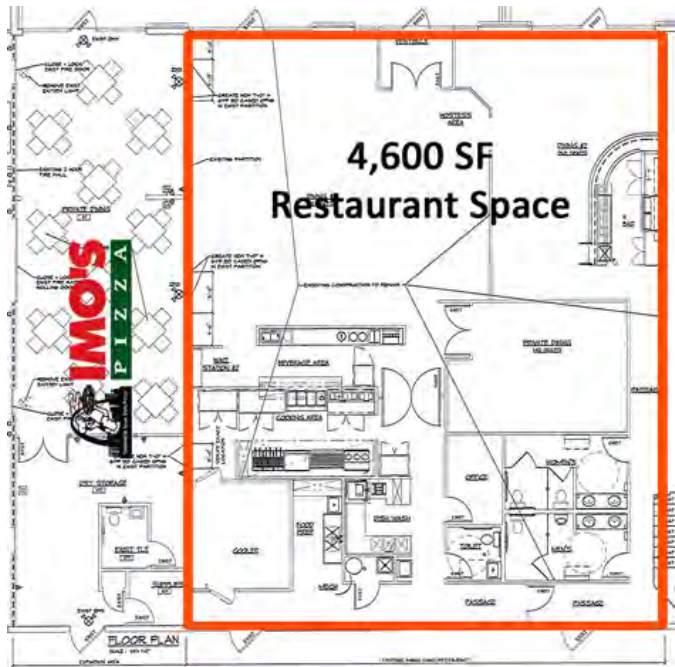


LEASE RATE: \$24.00/SF, NNN

*Not to scale

FLOOR PLAN - SUITE 16 - RESTAURANT SPACE

UNIVERSITY POINTE II, EDWARDSVILLE, IL 62025



*Not to scale

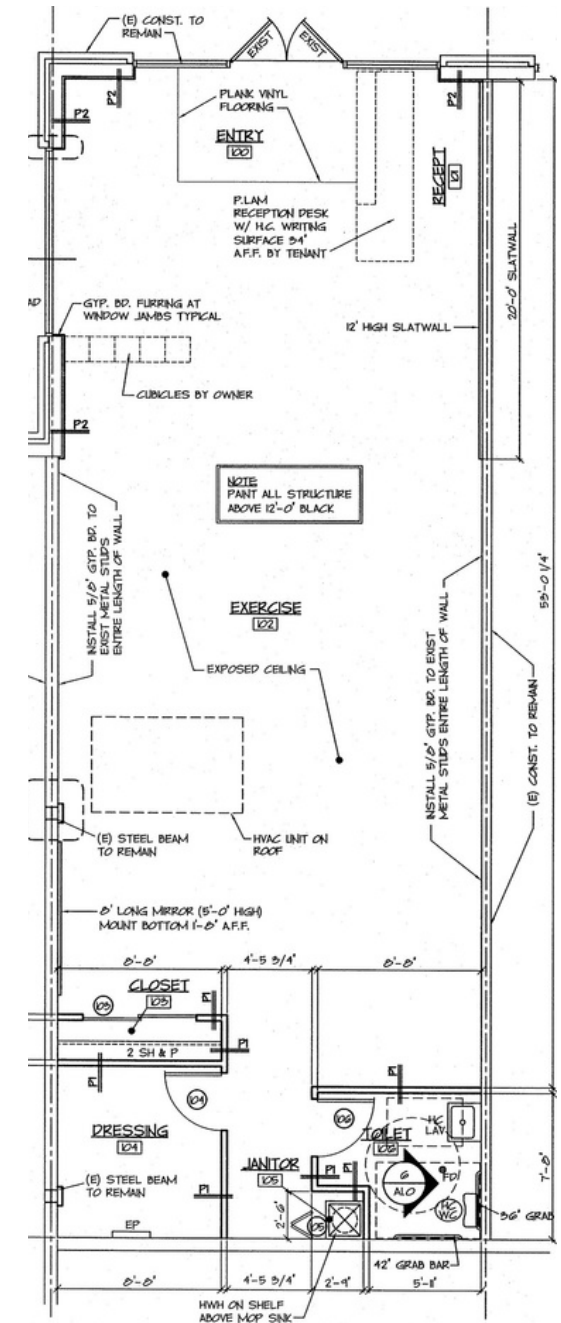


LEASE RATE: \$24.00/SF, NNN

UNIVERSITY POINTE II, EDWARDSVILLE, IL 62025



LEASE RATE: \$24.00/SF, NNN



*Not to scale

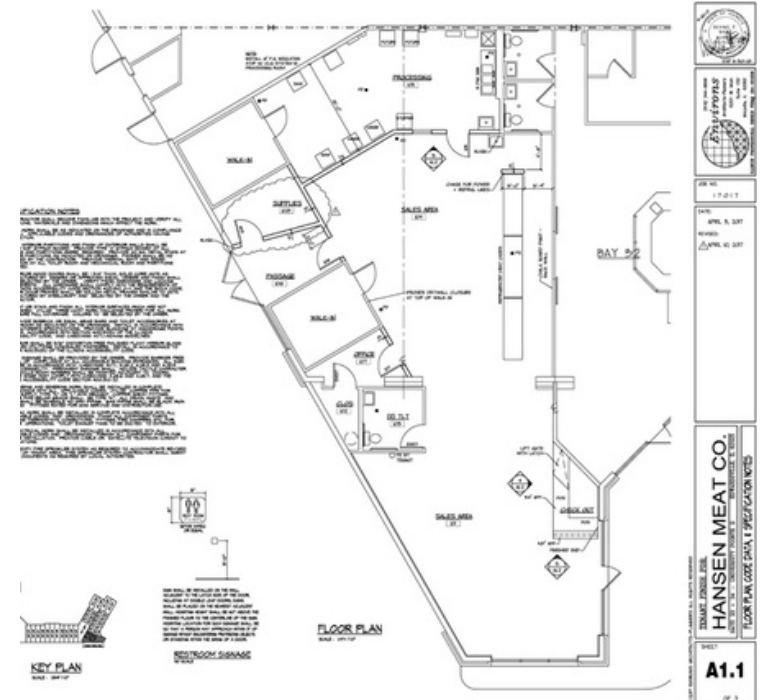
FLOOR PLAN
SCALE $\frac{1}{4}" = 1'-0"$
SQUARE FEET 1,000

FLOOR PLAN - SUITE 30 - OFFICE/RETAIL SPACE

UNIVERSITY POINTE II, EDWARDSVILLE, IL 62025

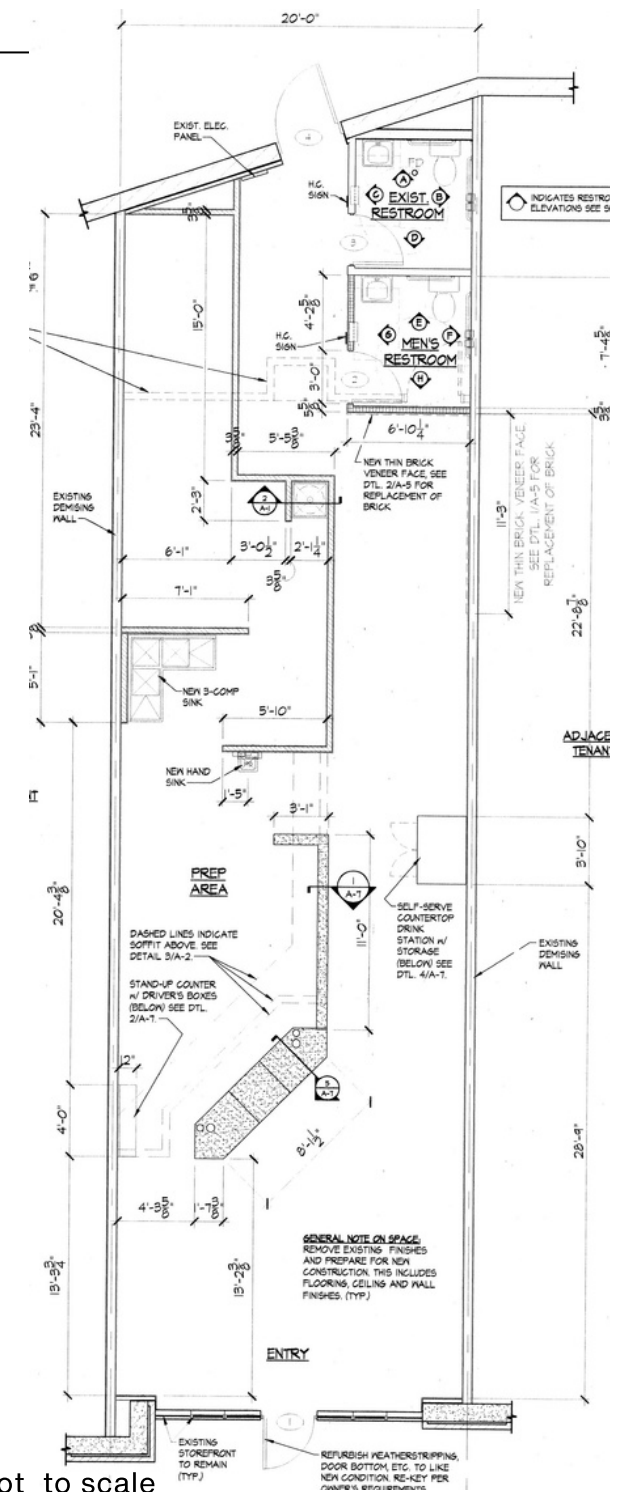


LEASE RATE: \$24.00/SF, NNN



FLOOR PLAN - SUITE 3 - RESTAURANT/RETAIL SPACE

UNIVERSITY POINTE I, EDWARDSVILLE, IL 62025



LEASE RATE: \$26.00/SF, NNN

OFFICE/RETAIL PROPERTY SUMMARY

1041 CENTURY DR

LISTING # 2041

LOCATION DETAILS:

Parcel # 14-1-15-22-00-000-002.005
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 54,644
Vacant SF: 12,000
Office SF: 2,883
Retail SF: 12,000
Min Divisible SF: 1,295
Max Contig SF: 4,600
Signage: Monument
Lot Size: 13.0 Acres
Frontage: 700
Depth: 350
Parking Spaces: 4/1,000
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2003
Renovated: 2023
Building Class: B
Ceilings: 10'-12'



LEASE INFORMATION:

Lease Rate: \$24.00/SF - \$26.00/SF
Lease Type: NNN
NNN Expenses: \$6.88

FINANCIAL INFORMATION:

Taxes: \$218,249.96
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 21,100

PROPERTY DESCRIPTION:

Professionally managed center with excellent tenant mix. Restaurant space available.