

# FOR LEASE

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

\$21 PRSF, Full Service Lease Options



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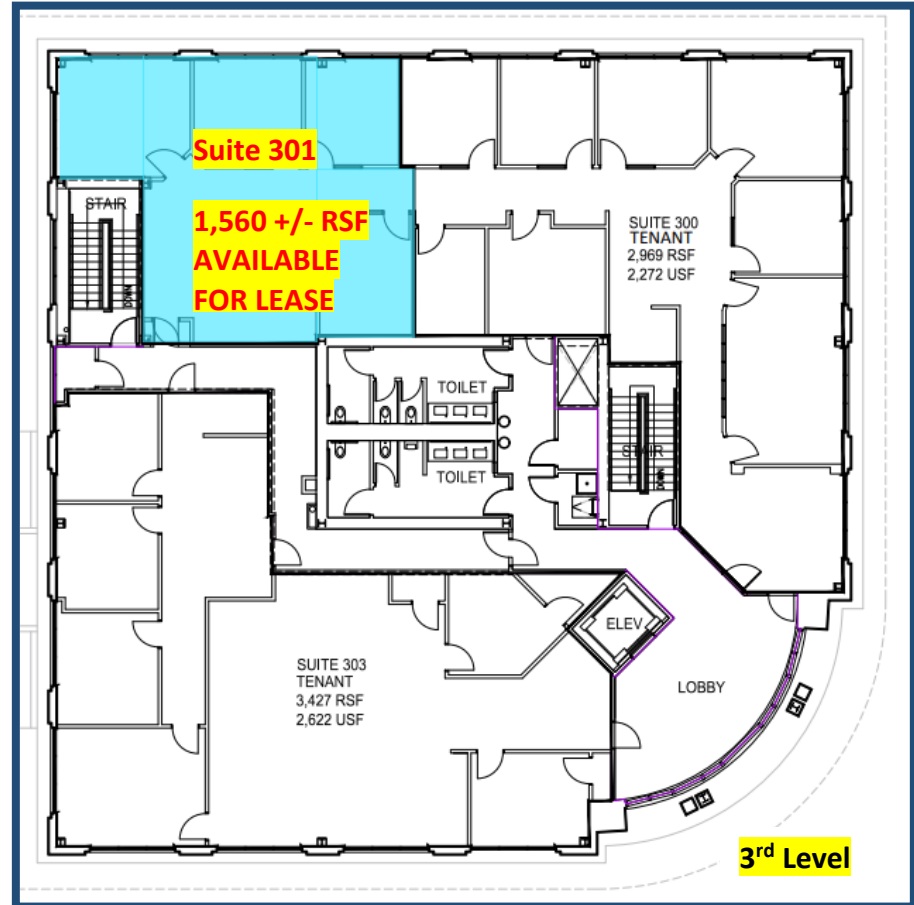
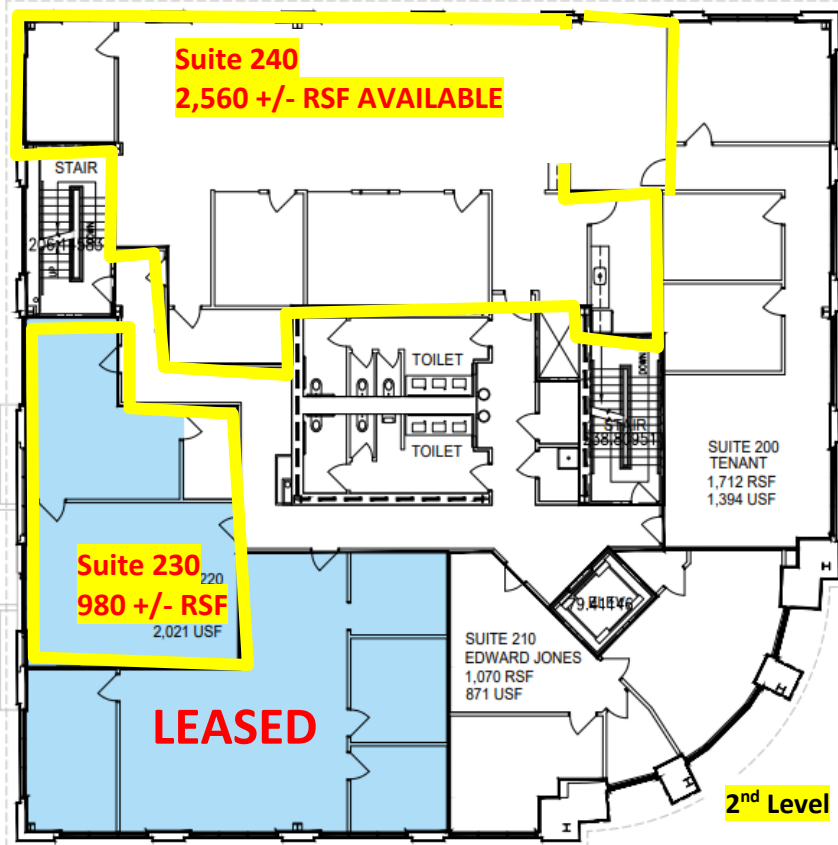


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- 2<sup>nd</sup> Floor: **Suite 230:** 980 RSF Available, **Suite 240:** 2,560 RSF Available
- 3<sup>rd</sup> Floor: **Suite 301:** 1,560 RSF Available
- Located off Exit 12 on I-64, near Restaurants, Shopping, Sheraton Four Points Hotel & Conference Center.
- Lease Rate \$21.00 PRSF, Full Service Lease



## 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:** See below.

**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):** 2021/\$63,021.96

**Sale Price:** N/A

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

**Comments:** Class A Office Suites Available.  
2nd Level: 980 RSF & 2,560 RSF Available, 3rd Level: 1,560 RSF Available.

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