



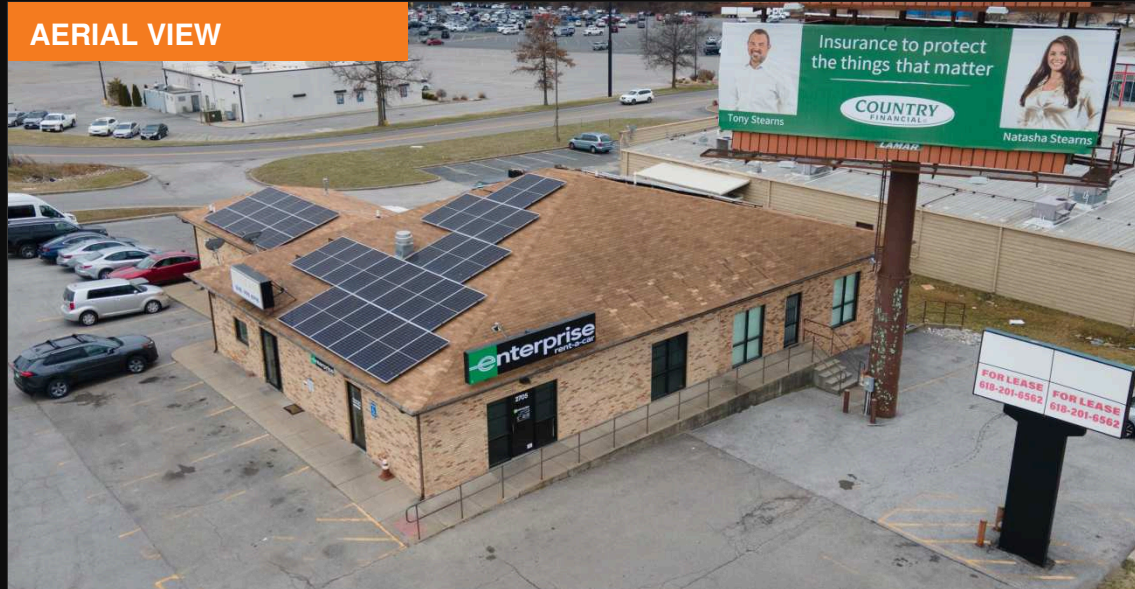
2705 W. DeYoung Street

Marion, Illinois 62959 | UNIT 1 | Multi-Office Suite

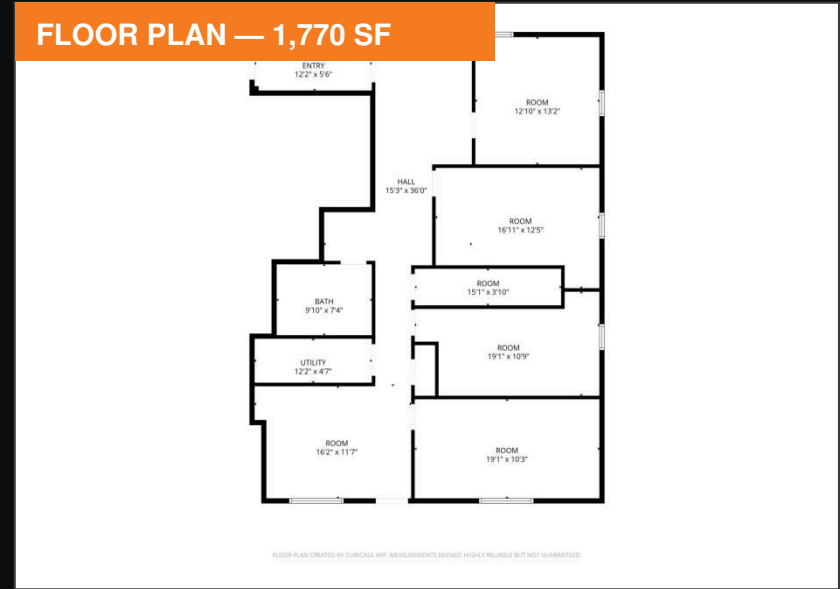
FOR LEASE

RETAIL • OFFICE • COMMERCIAL

AERIAL VIEW



FLOOR PLAN — 1,770 SF



UNIT 1
UNIT

1,770
SQUARE FEET

\$16/SF
TRIPLE NET (NNN)

24,000+
VEHICLES PER DAY

LOCATION HIGHLIGHTS

- > Hard-corner signalized intersection at IL Route 13 (DeYoung) & Carbon St
- > ~24,000 vehicles per day on IL Route 13 — Marion's primary east-west arterial
- > Less than 1 mile to the I-57 / Route 13 Single-Point Interchange (Exit 54B)
- > Direct sightline traffic from Walmart, Sam's Club & Illinois Star Centre Mall
- > Marion = regional retail HUB of Southern Illinois — trade area 100,000+
- > Adjacent employers: Aisin (1,800+), VA Medical Center, Heartland Regional

LEASE TERMS

AVAILABLE
1,770 SF
 LEASE TYPE
Triple Net (NNN)
 ASKING RATE
\$16.00 / SF / Yr
 LAYOUT
Multi-Office Suite
 TERM
Negotiable
 ZONING
Commercial
 FRONTAGE
Direct Rt 13 visibility

UNIT FEATURES

- 5 private offices
- Central reception/entry
- Wide central hall
- Private bathroom
- Utility / mech room
- Multiple windows
- Dedicated entrance
- ~1,770 rentable SF



Greg Holthaus

Owner / Principal Broker

618.889.6473 | owner@sirentnow.com

S.I. Property Management • www.sirentnow.com • Office: 618.457.8200

SCHEDULE A SHOWING TODAY

Call, text, or email Greg directly

Page 1 of 2 • Interior photos on page 2

Information herein is from sources deemed reliable but not guaranteed. Tenant to verify all data including square footage. Subject to prior lease, withdrawal, or modification.



INTERIOR PHOTOS — UNIT 1



CENTRAL HALLWAY



FRONT OFFICE



PRIVATE OFFICE



OFFICE SPACE



OFFICE W/ SHELVING



BATHROOM



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