

FOR LEASE

1,500 SF – 5,600 SF Office Space
Magnolia Commons Business Park
212 Evergreen Ln
Glen Carbon, IL



■ Choosekwg.com ■ 784 Wall St. O'Fallon, IL Suite 150 ■ Choosekwg.com ■



- Magnolia Commons Business Park
- 1,500 – 5,600 SF Ground Level Space
- Lease Rate: \$22 PSF Modified Gross
- New Construction
- Build-to-Suit
- Tenant Improvement Allowance
- Easy Access to I-70, I-55 & I-270/I-255
- 23 Miles from Lambert-STL Airport
- 22 Parking Spaces
- Median Household Income:
Glen Carbon: \$84,000.
Illinois Average: \$61,000
- Glen Carbon/Edwardsville Population:
38,000 residents
- Close to SIUE w/ 14,000 students



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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.