FOR LEASE

Class A Office Space
303 Fountains Parkway
Fairview Heights, Illinois

Contact:
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784 Wall Street, Suite 150
O’Fallon, IL 62269
Choosekwg.com

CLASS A OFFICE SPACE AVAILABLE

- Space is available on:
  - 1st Floor: 1,946 RSF Available (Potential to be increased to 3,800 RSF)
  - 2nd Floor: 2,480 SF Available
    - Suite 220: 1,529 RSF
    - Suite 230: 951 RSF
  - 3rd Floor: 1,560 RSF Available
- High end finishes throughout the space.
- Located off Exit 12 on I-64
- Lease Rate: $21.00 PRSF, Full Service Lease

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.
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2nd FLOOR

SUITE’S 220 & 230

Suite 220: 1,529 RSF
Suite 230: 951 RSF
Combined SF = 2,480 RSF

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# 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 Flyer for info  
**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):** 2018/ $86,801.44  
**Sale Price:** N/A  
**Lease/Sub-Lease Rate:** $21.00 PSF, Full Service Lease  
**Comments:** Class A Office Space

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