

**FOR LEASE**

2021 Goose Lake Rd,  
Sauget, IL 62206

4,693 SF  
Available



**HIGH VISIBILITY OFFICE/RETAIL SPACE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 [BARBERMURPHY.COM](http://BARBERMURPHY.COM)

**TONY SMALLMON**

Broker

Cell: (618) 407-4240

Tonys@barbermurphy.com

**STEVE ZUBER - CCIM, SIOR**

Principal

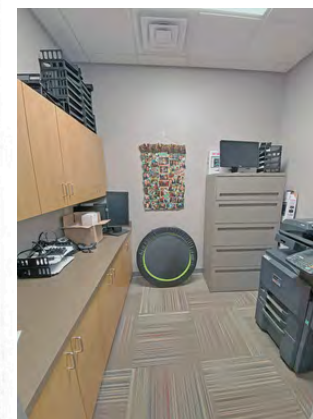
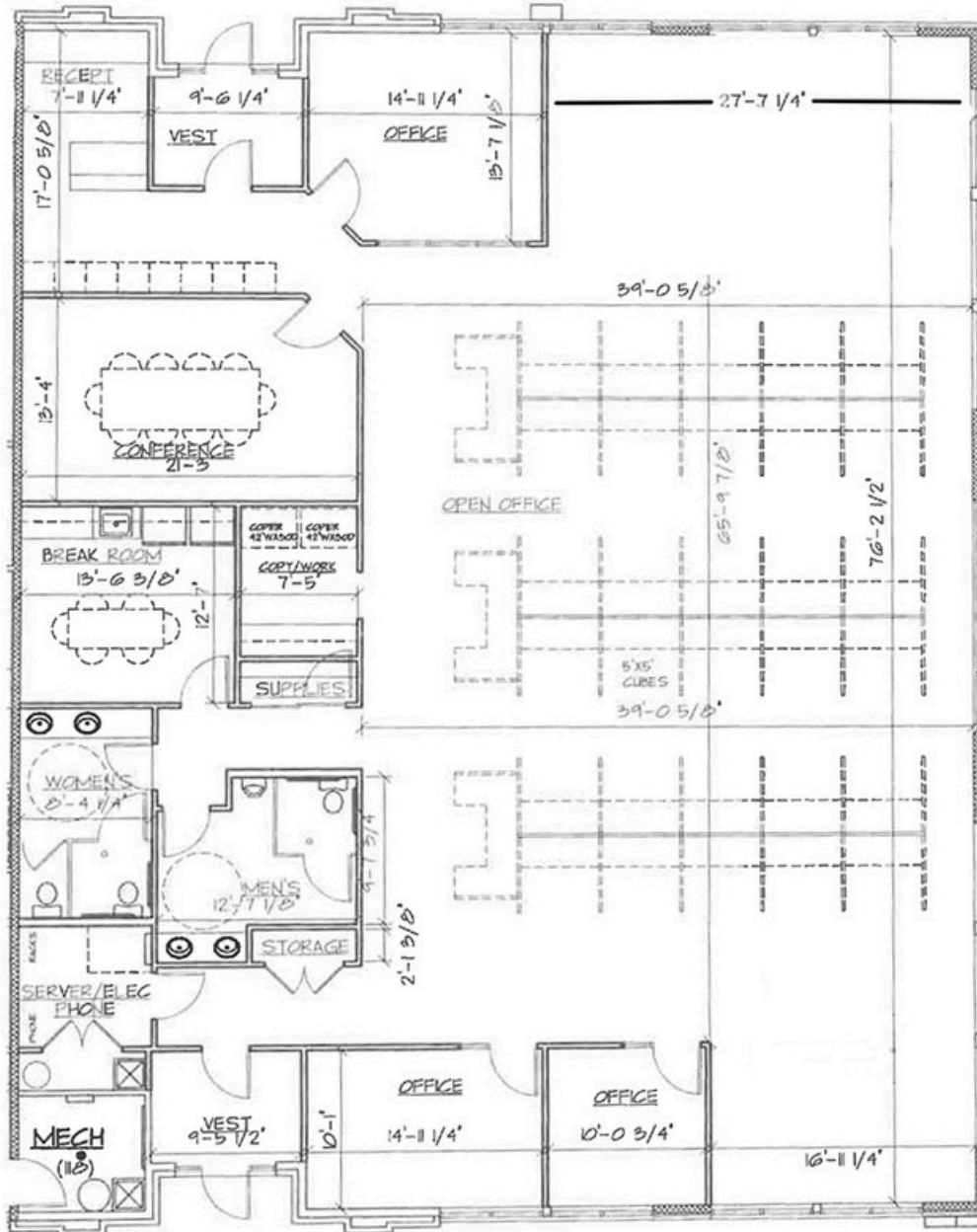
Cell: (314) 409-7283

steve@barbermurphy.com





2021 GOOSE LAKE ROAD, SAUGET, IL 62206



## 4,693 SF OFFICE SPACE

- 5 private offices
- Large open cubicle area
- Conference Room
- Breakroom/Kitchenette

It is equipped with heating and cooling systems throughout the office/retail space, ensuring a comfortable environment year-round. It includes a conference room, breakroom and restrooms, as well as kitchenette. This well-appointed space is ideal for efficient and versatile retail/office operations.

# PRIVATE OFFICES

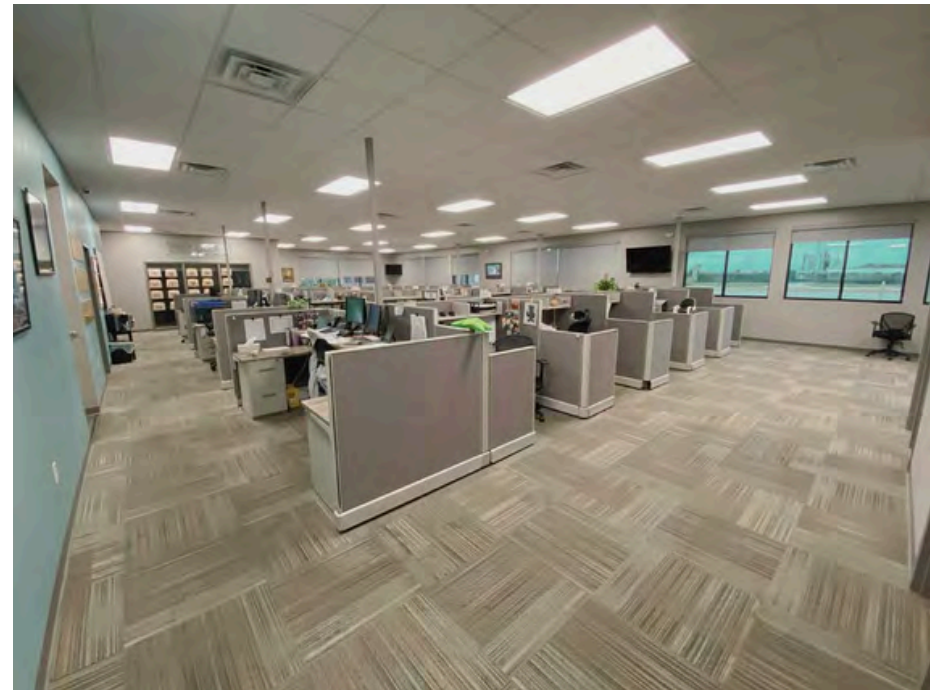
2021 GOOSE LAKE ROAD, SAUGET, IL 62206





# COMMON AREAS AND CUBICLE SPACE

2021 GOOSE LAKE ROAD, SAUGET, IL 62206





# AREA MAP

2021 GOOSE LAKE ROAD, SAUGET, IL 62206



## LOCATION OVERVIEW

The 4,693 SF Office/retail space is strategically situated in Saugat, IL, just off Interstate 255, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Interstate  
255'

**EXIT**

Exit # 15



STL Downtown  
Airport



# OFFICE/RETAIL PROPERTY INFO

2021 GOOSE LAKE RD

## LISTING # 2779

### SQUARE FOOT INFO

Building SF:	11,472
Direct Lease:	4,693
Office SF:	4,693
Retail SF:	4,693
Min Divisible:	4,693
Max Contiguous:	4,693

### PROPERTY INFO

APN:	07-06-0-403-00
County:	5 IL - St. Clair
Zoning:	CG
Property Taxes:	\$70,988.14
Prior Use:	Office
Parking:	Shared
Traffic Count:	45,000

### STRUCTURAL DATA

Year Built:	2015
Building Class:	B
Floors:	1
Signage:	Building, Marquee
Construction Type:	Combination
Min-Max Clearance:	10'

### LAND MEASUREMENTS

Lot Size:	2.72 Acres
-----------	------------



### SALE/LEASE INFO

Lease Rate:	\$16.00/SF
Lease Type:	Gross

### COMMENTS:

- Fronts I-255 at Exit 15 (near Grizzlies Ballpark)
- Less than 7 miles to downtown St. Louis, MO
- Includes 5 private offices, conference room, breakroom, restrooms, and large cubicle area
- Shares building with Beyond Hello