

201 Hillsboro Ave.  
201 Hillsboro Avenue | Edwardsville, IL | US | Madison County  
Available SF: 4,000 | Lease Rate: \$18 | Lease Terms: Triple Net



Building Type:	Office
Available SF:	4,000
Total SF:	12,137
Number of Stories:	2
Ceiling Peak:	10 Ft.
Ceiling Eaves:	10 Ft.
Expandable:	No
Zoning:	Commercial
Site Size:	1.00 Acres
Year Built:	1913
Former Use:	post office
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Unknown
Lease Rate:	\$18
Lease Terms:	Triple Net
Last Updated:	Apr 10, 2025

Economic Development Contact

James Arnold  
City of Edwardsville Community & Economic Development  
118 Hillsboro Ave.  
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Realtor/Owner Contact

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Property and Area Description

1,800-4,000 SF Office Space on Main Floor of the Old Post Office Building in Historic Downtown Edwardsville, IL. Private Parking Available. Located a block from the Madison County Courthouse and within walking distance of area Retail and Restaurants.. Centrally located in growing Edwardsville downtown district, within walking distance to Madison County Courthouse, other government offices, and restaurants. Assigned parking in private lot.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: I-255 (3.00 mi.)  
Nearest Interstate: I-270 (1.00 mi.)  
Nearest Airport: Lambert (20 mi.)  
Nearest Commercial Airport: St.Louis Airport (20 mi.)  
Rail Served: Yes  
Rail Served By: Norfolk Southern Railway  
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren Illinois  
Natural Gas: Ameren Illinois  
Water: City of Edwardsville  
Sewer: Madison County Special Service Area #1  
Telecommunications: AT&T