



Building Type:	Retail, Office
Available SF:	1,500
Total SF:	5,000
Number of Stories:	6
Zoning:	B2
Year Built:	2018
Lease Rate:	\$25
Last Updated:	May 7, 2025

Property and Area Description

Whispering Heights - Office/Retail Suites - Only Two Suites Remaining  
Whispering Heights is a premier mixed-use development located in a high growth area. The complex fronts IL Route 157 with over 12,000 CPD. There are 153 Luxury Apartment with over 1,000 residential tenants currently residing in the complex. Whispering Heights is located directly between Downtown Edwardsville & Southern Illinois University Edwardsville (SIUE). There are currently (2) Class A Office/Retail Suites available for Lease ranging from 1,425 to 2,720 contiguous SF. Current Tenants: House of Bourbon, Spicy Affair, Go Yoga Express, Epic Brew and Neighbors Bake Shop. Suite D: 1,425 SF Suite F: 2,720 SF Lease Rates: \$25 per SF, NNN

Population

	164,256 10 Mile Radius	816,776 20 Mile Radius	1,661,367 30 Mile Radius
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Source: ESRI®, 2024

Households

	67,176 10 Mile Radius	346,969 20 Mile Radius	714,802 30 Mile Radius
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Source: ESRI®, 2024

Economic Development Contact

Scott Hanson, City Planner  
Edwardsville Economic Development Alliance  
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Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Realtor/Owner Contact

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