

## 1,194 SF Office/Retail for Lease

1413 West Hwy 50, O'Fallon, Illinois 62269  
St. Clair County

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### Property Description

#### Office/Retail

1,194-2,294 SF office/retail space locate across from Wal-Mart. Main floor is 1,194 SF, Additional 1,100 SF of offices available on second floor if needed.

Other tenants include Beltone and Geico.

Heavy retail location, next door to Starbucks, and may other retailers.

Marquee signage on Hwy 50. High visibility location with excellent exposure.

**Lease Rate: \$26.95 per SF, Full Service Gross**

#### Basic Details

Listing No:	2484
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	4,950 Sqft.
Total Sqft Available:	1,194 Sqft.

#### Square Foot Information

Building Total Sqft:	4,950 Sqft.
Direct Lease:	1,194 Sqft.
Office:	1,194 Sqft.
Retail:	1,194 Sqft.

Lease Rate:	\$26.95 Per Sqft
Lease Type:	Full Service Gross

## Property Information

Parcel No:	03-26.0-401-015
Zoning:	B-1 (P)
Zoning By:	O'Fallon
Parking:	Common Area
Parking Surface Type:	Asphalt
Traffic Count:	28,500

## Structural Data

Year Built:	2006
Rehab Year:	2020
Clearance Min:	8 ft
Clearance Max:	10 ft
Exterior:	Brick
Floors:	2

## Transportation

Interstate:	I-64
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