

BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

3,000 - 17,000 SF for Lease

800 East Hwy 50, O'Fallon, Illinois 62269
St. Clair County

Mike Durbin

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Property Description

Medical Space

Main level suites range from 3,700-17,000 SF. Suites are turn-key for medical use.

Located 2.5 miles from St. Elizabeth's Hospital and Memorial East Hospital and 17 miles from downtown St. Louis, MO

Additional 7,000+ SF available on lower level (2 overhead doors)

Use Restrictions - Contact Broker For More Information

Reduced Lease Rate: \$13.00 per SF, NNN

Basic Details

Listing No:	2489
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	17,000 Sqft.
Total Sqft Available:	17,000 Sqft.
Lease Rate:	\$13.00 Per Sqft
Lease Type:	NNN

Square Foot Information

Building Total Sqft:	17,000 Sqft.
Direct Lease:	17,000 Sqft.
Office:	17,000 Sqft.
Min Divisible Sqft:	3,700 Sqft.
Max Contiguous Sqft:	17,000 Sqft.

Property Information

Parcel No:	04-32.0-201-026
Zoning:	B-1
Zoning By:	O'Fallon
Prior Use:	Medical Office
Parking:	70
Parking Surface Type:	Asphalt
Property Tax:	\$23,462
Tax Year:	2020
Traffic Count:	12,500

Structural Data

Year Built:	1969
Rehab Year:	2021
Exterior:	Brick
Floors:	1

Land Measurements

Acres:	1.92 Acre(s)
Frontage:	323 ft
Depth:	225 ft