

# BARBERMURPHY

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

## Lakepointe Center - (2) Office/Retail Suites Available

715 Lakepointe Centre Dr, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

|                       |  |
|-----------------------|--|
| Listing No:           | 1690   |
| Sale Or Lease:        | For Lease  |
| Property Type(s):     | Office, Office - General<br>Office, Retail, Retail - Store<br>Front Retail |
| Building Size (Sqft): | 15,600 Sqft.   |
| Total Sqft Available: | 2,762 Sqft.  |
| Lease Rate:           | \$13.00 Per Sqft   |
| Lease Type:           | Gross  |
| Lease Term:           | Negotiable   |

### Address

|                |                   |
|----------------|-------------------|
| Country:       | US                |
| State:         | IL                |
| County:        | St. Clair         |
| City:          | O'Fallon          |
| Zipcode:       | 62269             |
| Street Number: | 715               |
| Street:        | Lakepointe Centre |
| Street Suffix: | Dr                |

### Square Foot Information

|                      |              |
|----------------------|--------------|
| Building Total Sqft: | 15,600 Sqft. |
| Direct Lease:        | 2,762 Sqft.  |
| Office:              | 2,762 Sqft.  |
| Retail:              | 2,762 Sqft.  |
| Min Divisible Sqft:  | 1,381 Sqft.  |
| Max Contiguous Sqft: | 1,381 Sqft.  |

### Property Information

|                       |                   |
|-----------------------|-------------------|
| Parcel No:            | 04-3.0-201-001    |
| Zoning:               | B-1               |
| Zoning By:            | City of O'Fallon  |
| Complex:              | Lakepointe Centre |
| Prior Use:            | Office            |
| Parking:              | 62                |
| Parking Surface Type: | Asphalt           |

|                |          |
|----------------|----------|
| Property Tax:  | \$28,139 |
| Tax Year:      | 2021     |
| Traffic Count: | 10,300   |

## Structural Data

|                |             |
|----------------|-------------|
| Year Built:    | 2003        |
| Rehab Year:    | 2019        |
| Clearance Min: | 8 ft        |
| Clearance Max: | 12 ft       |
| Exterior:      | Brick/Block |
| Floors:        | 1           |
| Total Units:   | 1           |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 1.40 Acre(s) |
| Frontage: | 387 ft       |
| Depth:    | 158 ft       |

## Transportation

|             |                                 |
|-------------|---------------------------------|
| Interstate: | I-64, Exit 19 (1 Mile)          |
| Airport:    | MidAmerica St. Louis<br>Airport |