

# 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

**John L. Eichenlaub**

Phone: 618-570-8344

Email: johne@barbermurphy.com



### Basic Details

Listing No:	1690
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store 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 Airport