

3,500 SF Office/Retail Space

1334 Central Park Dr, O'Fallon, Illinois 62269
St. Clair County

Mike Durbin

Phone: 618-960-8675

Email: miked@barbermurphy.com



Basic Details

Listing No:	3176
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	16,341 Sqft.
Lot Size (Acres):	2.14 Acre(s)
Total Sqft Available:	3,500 Sqft.
Lease Rate:	\$15.00 Per Sqft
Lease Type:	NNN
Net Charges:	4.93

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1334
Street:	Central Park
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	16,341 Sqft.
Direct Lease:	3,500 Sqft.
Office:	3,500 Sqft.
Retail:	3,500 Sqft.
Min Divisible Sqft:	3,500 Sqft.
Max Contiguous Sqft:	3,500 Sqft.

Property Information

Parcel No:	03-25.0-301-009
Zoning:	B-1 (P)
Zoning By:	O'Fallon
Complex:	Sunrise Center II
Parking:	110 Shared Parking Spaces
Parking Surface Type:	Asphalt
Tax Year:	2024
Traffic Count:	25,000

Structural Data

Year Built:	2003
Rehab Year:	2015
Class:	B
Clearance Min:	9 ft
Clearance Max:	11 ft
Exterior:	Masonry, Steel
Floors:	1

Land Measurements

Acres:	2.14 Acre(s)
Frontage:	250 ft
Depth:	350 ft