

BARBERMURPHY

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

3,500 SF Office/Retail Space for Lease

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

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Basic Details

Listing No:	1630
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	16,060 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:	4.25

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:	16,060 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
Property Tax:	\$33,012
Tax Year:	2020

Traffic Count:

25,000

Structural Data

Year Built:	2003
Class:	B
Clearance Min:	9 ft
Clearance Max:	11 ft
Exterior:	Block
Sprinklers:	Yes

Land Measurements

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