

BARBERMURPHY

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

6,819 SF Class A Office Suite

475 Regency Park Dr, O'Fallon, Illinois 62264
St. Clair County

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Basic Details

Listing No:	3015
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	49,776 Sqft.
Lot Size (Acres):	2.51 Acre(s)
Total Sqft Available:	6,819 Sqft.
Lease Rate:	\$28.75 Per Sqft
Lease Type:	Full Service

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62264
Street Number:	475
Street:	Regency Park
Street Suffix:	Dr
Building Name:	Greenmount Corporate Center One

Square Foot Information

Building Total Sqft:	49,776 Sqft.
Total Sqft Available:	6,819 Sqft.
Office:	6,819 Sqft.
Min Divisible Sqft:	2,084 Sqft.
Max Contiguous Sqft:	6,819 Sqft.

Property Information

Parcel No:	03-36.0-203-013
Zoning:	B-1(P)
Parking:	213
Parking Surface Type:	Asphalt
Property Tax:	\$153,412.98
Tax Year:	2023
Traffic Count:	64,100

Structural Data

Year Built:	2008
Rehab Year:	2019
Class:	A
Clearance Min:	9 ft
Clearance Max:	11 ft
Exterior:	Brick Block
Floors:	3

Land Measurements

Acres:	2.51 Acre(s)
Frontage:	312 ft
Depth:	376 ft

Transportation

Interstate:	I-64
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