

# BARBERMURPHY

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

## 1,894 SF Class A Office Suite / Sub-Lease

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

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### Basic Details

Listing No:	2734
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	49,776 Sqft.
Lot Size (Acres):	2.51 Acre(s)
Total Sqft Available:	1,894 Sqft.
Lease Rate:	\$17.00/SF, 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.
Sublease:	1,894 Sqft.
Office:	1,894 Sqft.
Min Divisible Sqft:	1,894 Sqft.
Max Contiguous Sqft:	1,894 Sqft.

### Property Information

Parcel No:	03-36.0-203-013
Zoning:	B-1(P)
Prior Use:	Office
Parking:	Shared
Parking Surface Type:	Asphalt
Traffic Count:	641,000

## Structural Data

Year Built:	2008
Rehab Year:	2019
Class:	A
Clearance Min:	8 ft
Clearance Max:	11 ft
Floors:	3