

## 3,400 SF Office with Garage

734 Cambridge Blvd, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	2783
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	4,555 Sqft.
Lot Size (Acres):	0.26 Acre(s)
Total Sqft Available:	3,400 Sqft.
Lease Rate:	\$15.00 Per Sqft
Lease Type:	Modified Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	734
Street:	Cambridge
Street Suffix:	Blvd

### Square Foot Information

Building Total Sqft:	4,555 Sqft.
Direct Lease:	3,400 Sqft.
Office:	3,400 Sqft.

### Facility Information

Drive-In Doors:	2
Men's Restroom:	Yes
Women's Restroom:	Yes

### Property Information

Parcel No:	04-30-0-303-077
Zoning:	B-2
Parking:	10 spaces
Parking Surface Type:	Asphalt

### Structural Data

Year Built:	2006
Class:	B
Clearance Max:	9 ft
Exterior:	Combination, Brick

Property Tax:	\$1,784
Tax Year:	2022
Traffic Count:	2,600
Topography:	Flat

Floors:

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## Land Measurements

Acres:	0.26 Acre(s)
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