

## 6,472 SF Professional Office for Lease

801 West State Street, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	2813
Sale Or Lease:	For Lease
Property Type(s):	Office - General Office
Building Size (Sqft):	6,472 Sqft.
Lot Size (Acres):	0.42 Acre(s)
Total Sqft Available:	6,472 Sqft.
Lease Rate:	\$14.00 Per Sqft
Lease Type:	NNN
CAM Charges:	\$3

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	801
Street:	West State Street

### Square Foot Information

Building Total Sqft:	6,472 Sqft.
Total Sqft Available:	6,472 Sqft.
Direct Lease:	6,472 Sqft.
Office:	6,472 Sqft.
Min Divisible Sqft:	6,472 Sqft.
Max Contiguous Sqft:	6,472 Sqft.

### Property Information

Parcel No:	03-25.0-409-025
Zoning:	B-1
Prior Use:	Professional Office
Parking:	26
Property Tax:	\$10,096.64
Tax Year:	2022
Traffic Count:	15,400

## Structural Data

Year Built:	1995
Rehab Year:	2019
Class:	B
Clearance Min:	8 ft
Clearance Max:	10 ft
Roof:	Metal
Exterior:	Brick
Floors:	1

## Land Measurements

Acres:	0.42 Acre(s)
Frontage:	118 ft
Depth:	164 ft

## Transportation

Interstate:	I-64
Airport:	MidAmerica Airport