

Class A Office Suite For Lease

785 Wall street, O'Fallon, Illinois 62269
St. Clair County

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Basic Details

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|-----------------------|---------------------------------|
| Listing No: | 2912 |
| Sale Or Lease: | For Lease |
| Property Type(s): | Office, Office - General Office |
| Building Size (Sqft): | 4,056 Sqft. |
| Total Sqft Available: | 4,056 Sqft. |
| Lease Rate: | \$13.50 Per Sqft |
| Lease Type: | NNN |
| Net Charges: | \$3.50 |

Address

| | |
|----------------|-----------|
| Country: | US |
| State: | IL |
| County: | St. Clair |
| City: | O'Fallon |
| Zipcode: | 62269 |
| Street Number: | 785 |
| Street: | Wall |
| Street Suffix: | street |

Square Foot Information

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|-----------------------|-------------|
| Building Total Sqft: | 4,056 Sqft. |
| Total Sqft Available: | 4,056 Sqft. |
| Direct Lease: | 4,056 Sqft. |
| Office: | 4,056 Sqft. |
| Min Divisible Sqft: | 4,056 Sqft. |
| Max Contiguous Sqft: | 4,056 Sqft. |

Facility Information

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|-------------------|------------|
| Cooling: | Forced-Air |
| Sprinklers: | None |
| Lighting: | LED |
| Men's Restroom: | Yes |
| Women's Restroom: | Yes |

Property Information

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|------------|-----------------|
| Parcel No: | 04-30.0-303-051 |
|------------|-----------------|

Structural Data

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|-------------|------|
| Year Built: | 1998 |
|-------------|------|

| | |
|-----------------------|-------------|
| Zoning: | B-1 |
| Parking: | 17 |
| Parking Surface Type: | Concrete |
| Property Tax: | \$11,119.84 |
| Tax Year: | 2022 |
| Traffic Count: | 3,200 |

Land Measurements

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|-----------|--------|
| Frontage: | 100 ft |
| Depth: | 145 ft |

| | |
|----------------|---------|
| Rehab Year: | 2020 |
| Class: | A |
| Clearance Min: | 7 ft |
| Clearance Max: | 9 ft |
| Roof: | Shingle |
| Floor Drains: | Yes |

Transportation

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|-------------|------|
| Interstate: | I-64 |
|-------------|------|