

## Class A Office Suite For Lease

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

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### Basic Details

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

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

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

### Property Information

Parcel No:	04-30.0-303-051
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### Structural Data

Year Built:	1998
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Zoning:	B-1
Parking:	17
Parking Surface Type:	Concrete
Property Tax:	\$11,119.84
Tax Year:	2022
Traffic Count:	3,200

## Land Measurements

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

Interstate:	I-64
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