



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

Professional Office Suite Available

1669 Windham Way, O'Fallon, Illinois 62269
St. Clair County

Mike Durbin

Phone: 618-960-8675

Email: miked@barbermurphy.com



Basic Details

Listing No:	3124
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	6,300 Sqft.
Lot Size (Acres):	0.09 Acre(s)
Total Sqft Available:	1,700 Sqft.
Lease Rate:	\$13.05 Per Sqft
Lease Type:	Modified Gross

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1669
Street:	Windham
Street Suffix:	Way

Square Foot Information

Building Total Sqft:	6,300 Sqft.
Total Sqft Available:	1,700 Sqft.
Direct Lease:	1,700 Sqft.
Office:	1,700 Sqft.
Min Divisible Sqft:	1,700 Sqft.
Max Contiguous Sqft:	1,700 Sqft.

Property Information

Parcel No:	04-33.0-205-033
Zoning:	B-1 (PUD)
Complex:	Lakepointe Centre Professional Park
Parking:	10
Parking Surface Type:	Asphalt
Tax Year:	2024
Traffic Count:	10,300

Structural Data

Year Built:	1997
Rehab Year:	2023
Class:	B
Clearance Min:	8 ft
Clearance Max:	9 ft
Exterior:	Masonry, Brick

Land Measurements

Acres:	0.09 Acre(s)
Frontage:	75 ft
Depth:	50 ft