

# 815+/- SF Highly Visible Office Suite

1115 Frontage Rd., O'Fallon, IL 62269



**BARBERMURPHY**

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## Property Summary

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815+/- SF Office Suite immediately off Hwy 50 and I-64 (exit 14)  
3 Offices with Large Open Office/Reception/Waiting Area  
28,000+ ADT on Hwy 50 & 64,000 ADT on I-64  
ADA Compliant Access and Restroom

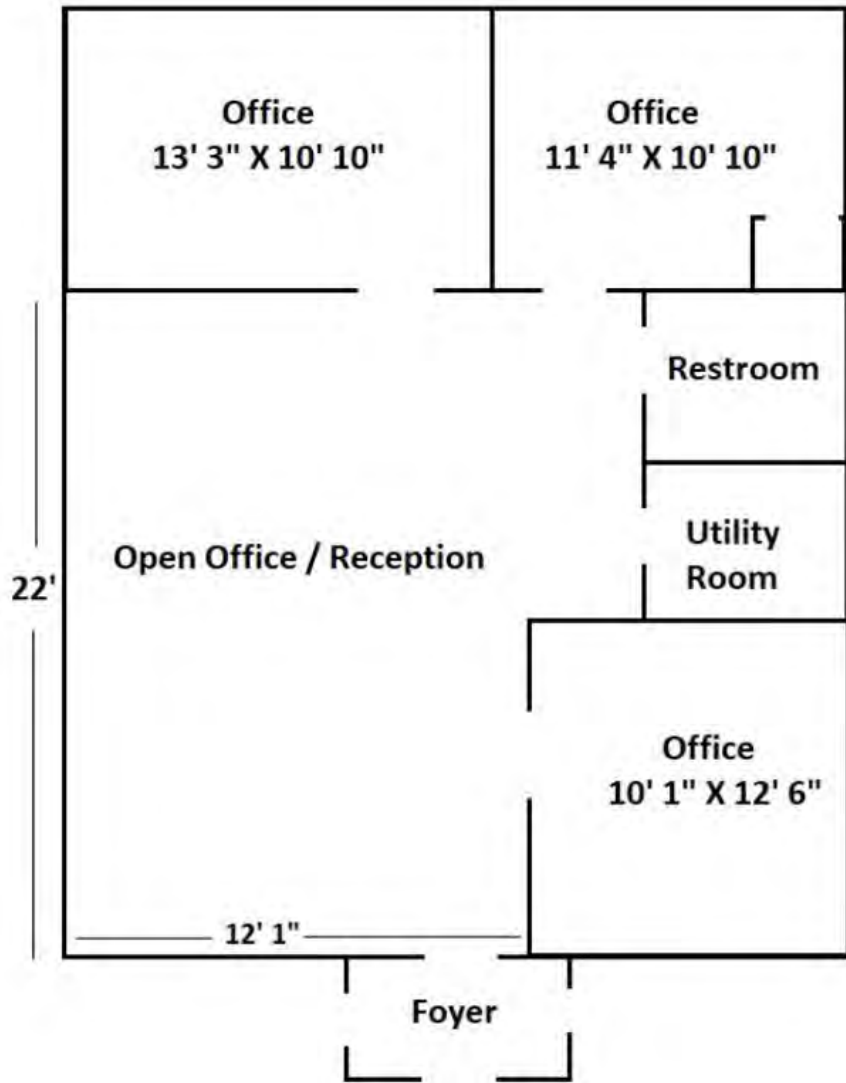
**LEASE RATE: \$995 per Month, Gross**



AERIAL VIEW & EXTERIOR IMAGES



# FLOOR PLAN & INTERIOR IMAGES



**Listing No:** 2291

**Office**

1115 Frontage Rd  
O'Fallon, IL 62269

**SALE INFORMATION:**

**For Sale:** No  
**Sale Price:**  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$995.00  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

815 +/- SF Office Suite: 2 offices with small conference room (or three offices) and open area with bath and utility access.

**Comments**

Located near the crossing of Highway 50 and I-64. Lots of retail and office use, as well as other amenities up and down Highway 50. Large signage available on Highway 50 (building) as well as on marquee with LED.

**Total SF Available:** 815 SF  
**Min Divisible SF:** 815 SF

**SQUARE FOOT INFO:**

**Building Total:** 3,110 SF  
**Total Available:** 815 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 815 SF  
**Retail:** 0 SF  
**Min Divisible:** 815 SF  
**Max Contiguous:** 815 SF

**LAND MEASUREMENTS:**

**Acres:** 0.33  
**Frontage:** 104 FT  
**Depth:** 135 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 03-25.0-105-031	<b>TIF:</b> No	<b>Parking:</b> 15
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> B-1	<b>Survey:</b> No	<b>Traffic Count:</b> 28,400 on Hwy 50
<b>Zoning By:</b> City of O'Fallon	<b>Environmental:</b> No	<b>Property Tax:</b> \$6,960.96
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2019
<b>Prior Use:</b> Office		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1999	<b>Clearance Min:</b> 7	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b> 9	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b> No	<b>Sprinklers:</b> No
<b>Class:</b> A		

**Listing Broker(s)**

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