

FOR LEASE

715 Lakepointe Centre Dr.
O'Fallon, IL 62269



2 SUITES - LAKEPOINTE CENTRE

BARBERMURPHY

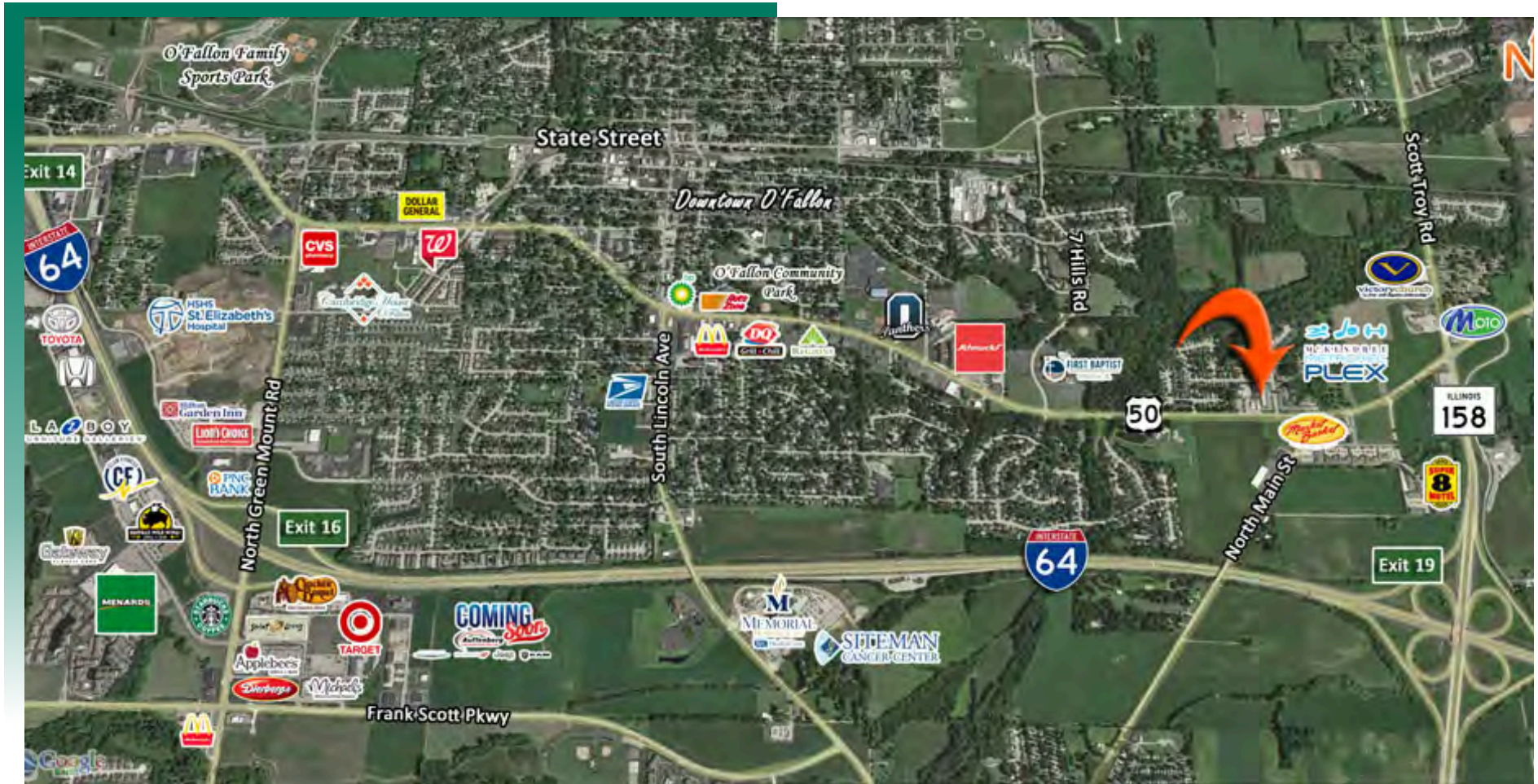
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AREA MAP

715 Lakepointe Centre Dr., O'Fallon, IL 62269



LOCATION OVERVIEW

Located directly off Hwy 50 and only 1 mile from I-64 (exit 19). Near the McKendree Metro Rec Plex and the Market Basket in a growing corridor of O'Fallon.

FLOOR PLAN

715 Lakepointe Centre Dr., O'Fallon, IL 62269



- Suite 111 - 1,381 SF
- Suite 121 - 1,381 SF
- Join Stay Pressed Juice Co., Taylor's Dance Academy, East Gate Grocery, USA Karate Club, Shana's Hair Design, the Bricklayers Union and Plocher Construction.
- Exterior and Interior improvement completed in 2019.

*Not to scale

OFFICE/RETAIL PROPERTY SUMMARY

#1690

715 Lakepointe Centre Dr., O'Fallon, IL 62269

LEASE INFORMATION:

Lease Rate per SF: \$13.00
Lease Type: Gross
Net Charges: N/A
Lease Terms: Negotiable

SQUARE FOOT INFO:

Building Total: 15,600 SF
Direct Lease: 2,762 SF
Sublease: 0 SF
Office: 2,762 SF
Retail: 2,762 SF
Min Divisible: 1,381 SF
Max Contiguous: 1,381 SF

PROPERTY INFORMATION:

Parcel No: 04-33.0-201-001
County: St. Clair
Zoning: B-1
Prior Use: Office/Retail
Complex: Lakepointe Centre
Parking: 62
Traffic Count: 10,300
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Property Tax: \$28,139
Tax Year: 2021



STRUCTURAL DATA:

Year Built: 2003
Rehab Year: 2019
Building Class:
Clearance Min: 8'
Clearance Max: 12'
Roof: Shingle
Exterior: Brick/Block
Floors: 1
Signage: Yes

TRANSPORTATION:

Interstate: I-64 (exit 19)
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

Suites 111 & 121 Available
Office/Retail Suites in Lakepointe Centre.



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