

FOR LEASE

715 Lakepointe Centre Dr.
O'Fallon, IL 62269

Suite 111
1,381 SF

Suite 121
1,381 SF

Stay Pressed
Juice Co.

Taylor's Academy of Dance

East Gate
Grocery

USA Karate Club

Shara's
Hair Design

Plocker Bricklayers
Construction Local #8

2 SUITES - LAKEPOINTE CENTRE

BARBERMURPHY

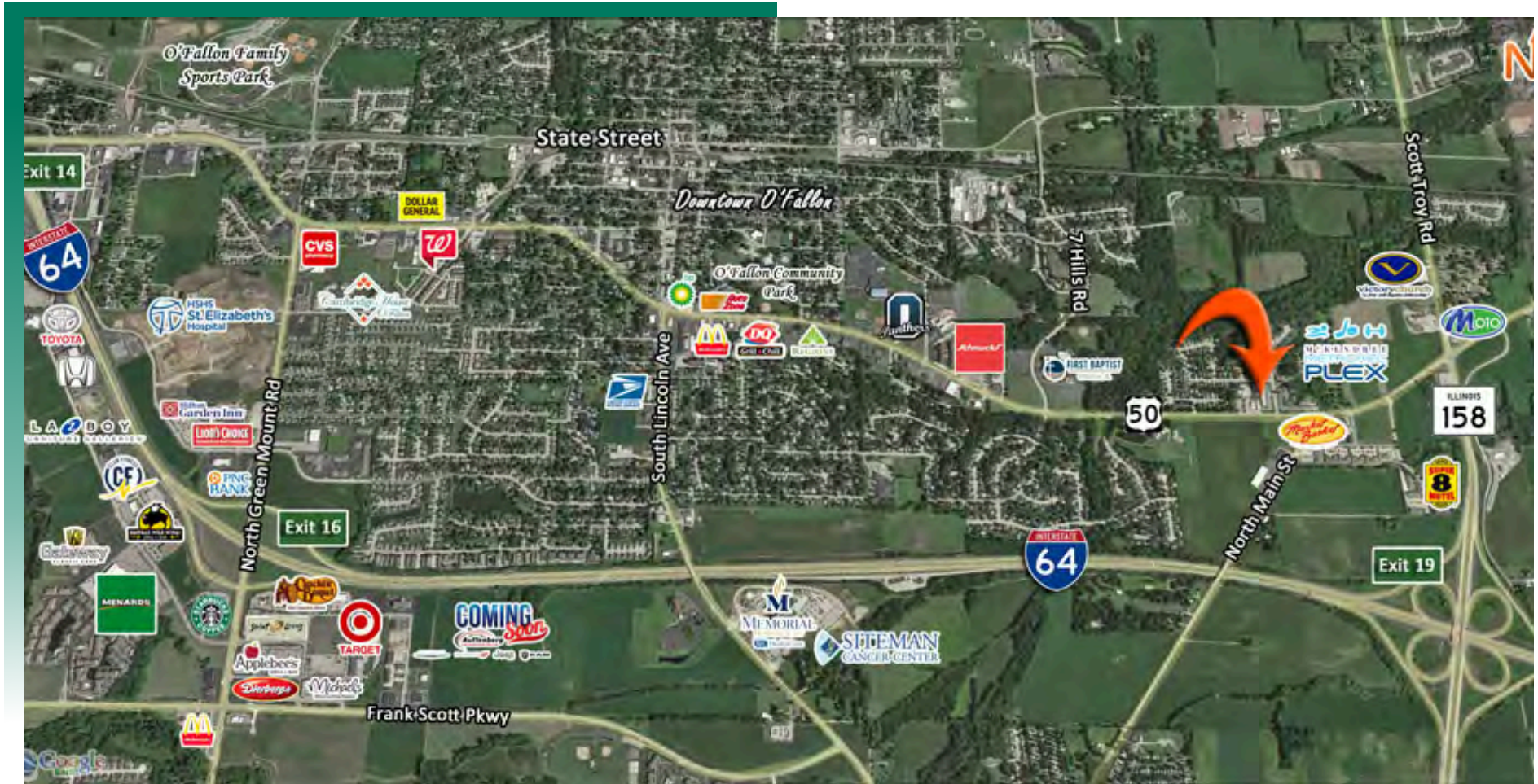
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AREA MAP

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.

