

# DOWNTOWN OFFICE SUITE FOR LEASE

220 East State Street, O'Fallon, IL 62269

LEASE RATE: 1B - \$15/SF, MODIFIED GROSS



**BARBERMURPHY**

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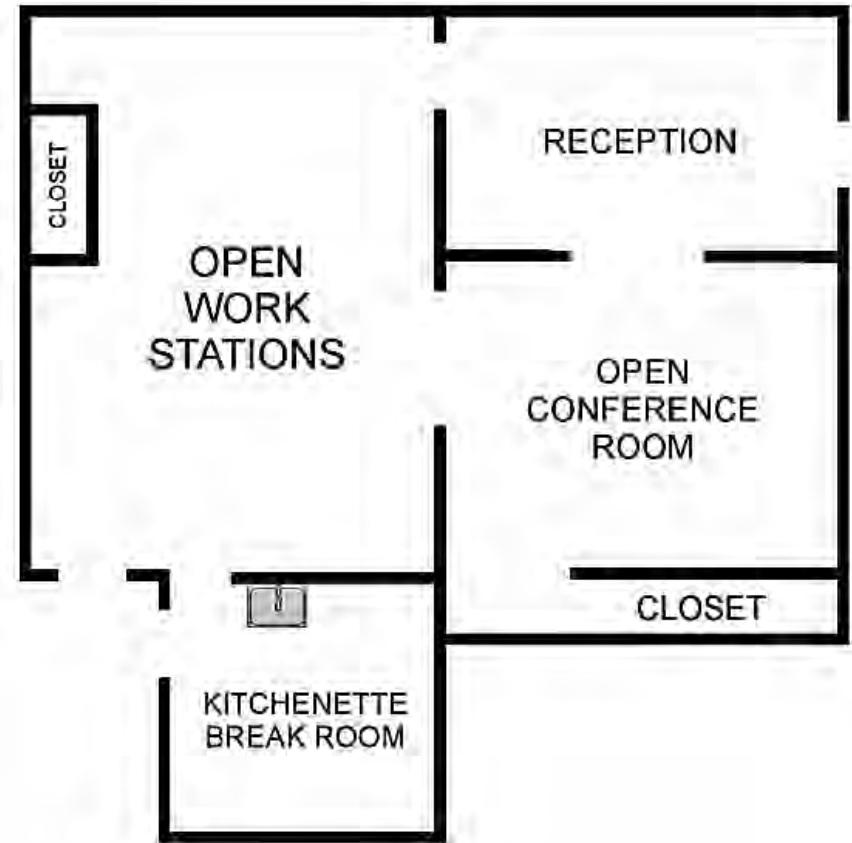




## PROPERTY SUMMARY

1,500 SF Office Suite for Lease. Exceptionally Clean and Well-Maintained Facility. Within walking distance of all Downtown O'Fallon Amenities. Building has secure access.

**LEASE RATE: \$15 per SF, Modified Gross**



## SUITE 1B – 1,500 SF

Three Entrances and Exits from the Main Level.  
Reception Area, Conference Room, Open Work Area  
and Kitchenette/Break Room.



**Listing No:** 2318  
**Office**  
**Retail**

220 East State Street Suites 1B  
 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:** \$15.00  
**Lease Type:** Modified Gross

**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

1B is 1,500 SF-has a front, window view on East State Street. Both suites have common restrooms and have front and rear secure access. Well-maintained complex surrounded by a good mix of office users. Water, sewer, trash and Wi-Fi are included with the gross rent pricing.

**Comments**

Office Building located in downtown O'Fallon near Vine Street Market.

**Total SF Available:** 1,500 SF  
**Min Divisible SF:** 1,500 SF

**SQUARE FOOT INFO:**

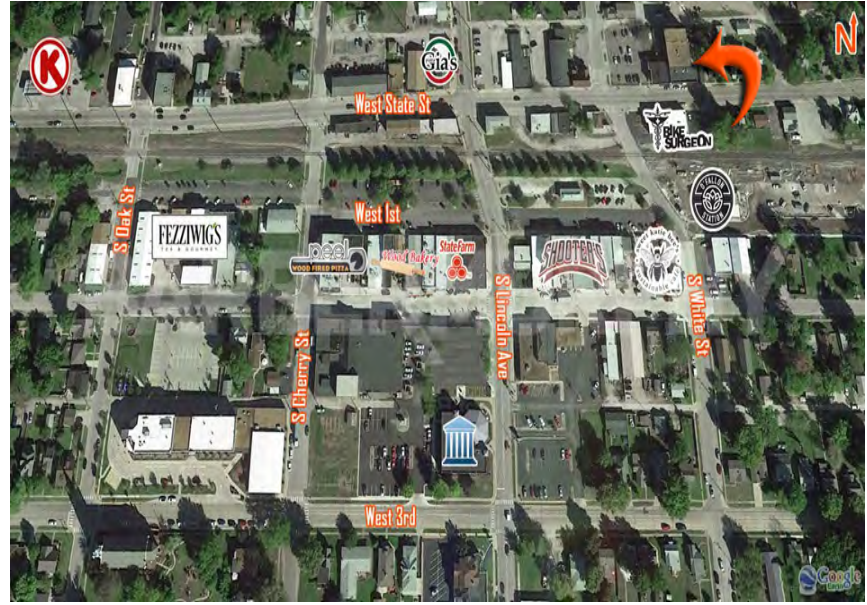
**Building Total:** 8,200 SF  
**Total Available:** 1,500 SF  
**Direct Lease:** 1,500 SF  
**Sublease:** 0 SF  
**Office:** 1,500 SF  
**Retail:** 1,500 SF  
**Min Divisible:** 1,500 SF  
**Max Contiguous:** 1,500 SF

**LAND MEASUREMENTS:**

**Acres:** 0.32  
**Frontage:** 99 FT  
**Depth:** 140 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b>	04-29.0-122-033/050	<b>TIF:</b>	Yes	<b>Parking:</b>	3
<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>	9,400
<b>Zoning By:</b>	City of O'Fallon	<b>Environmental:</b>	No	<b>Property Tax:</b>	\$6,980.60
<b>Complex:</b>		<b>Archaeological:</b>	No	<b>Tax Year:</b>	2020
<b>Prior Use:</b>	Mortgage Firm / Real Estate				



**STRUCTURAL DATA:**

<b>Year Built:</b>	1908	<b>Clearance Min:</b>	7'	<b>Exterior:</b>	Brick
<b>Rehab Year:</b>		<b>Clearance Max:</b>	12' 7"	<b>Bay Spacing:</b>	N/A
<b>Floors:</b>	2	<b>Floor Drains:</b>	No	<b>Sprinklers:</b>	No
<b>Class:</b>					

**Listing Broker(s)**

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