

C LEASE

1413-1415 W HWY 50, O'Fallon, IL 62269



OFFICE/RETAIL SPACES AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM John L. Eichenlaub Managing Broker Cell: (618) 570-8344 johne@barbermurphy.com



AREA MAP

1413-1415 W HWY 50, O'Fallon, IL 62269



LOCATION OVERVIEW

O'Fallon is a city in St. Clair County, Illinois, United States. O'Fallon is the second largest city in the Metro-East region and Southern Illinois. It sits 5 miles from Scott Air Force Base and 18 miles from Downtown St. Louis. Located next to many retailers, across from Walmart, and next door to Starbucks, less than 1/4 mile from I-64. High visibility, High traffic location.

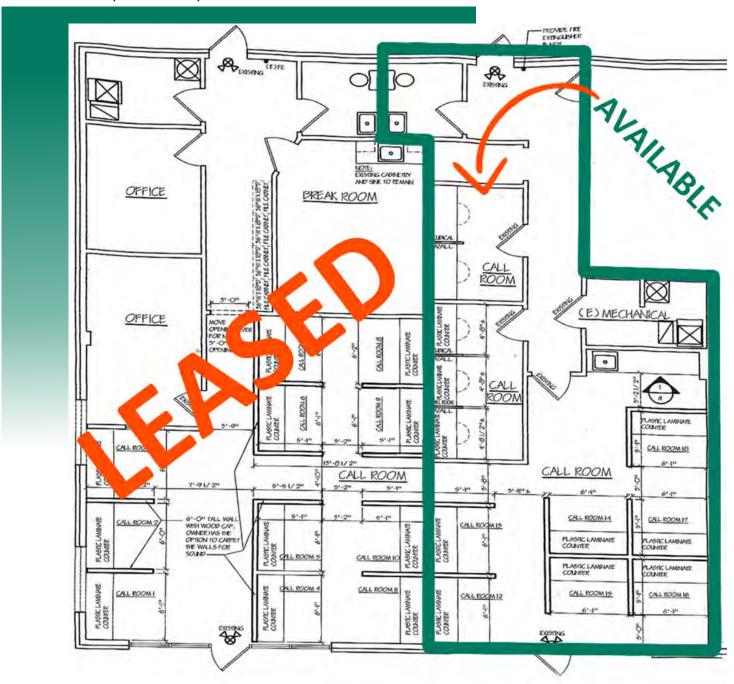




Scott Air Force Base

I-64

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SUITES

1413-1415 W HWY 50, O'Fallon, IL 62269

SUITE B



DESCRIPTION

- 3 Offices
- Bull pen area
- 2nd Floor office space available
- Will lease out just the 1st floor
- 1,194-2,568 SF

Lease Rate: \$3,050/Month, Full Service

2nd FLOOR SUITE



DESCRIPTION

- 3 Offices
- Will lease out just the 2nd floor suite
- 1,100 SF

Lease Rate: \$1,925/Month, Full Service

PROPERTY PHOTOS

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OFFICE/RETAIL PROPERTY SUMMARY

2,294 SF

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LEASE INFORMATION:

Lease Rate per Month: \$1,925-\$3,050/MO Lease Type: Full Service \$5.65 Net Charges: Cam Charges:

SQUARE FOOT INFO:

Lease Terms:

Building Total: 5,000 SF Direct Lease: 2,294 SF Sublease: 0 SF 2,294 SF Office: Retail: Min Divisible: 1,100 sf

PROPERTY INFORMATION:

Max Contiguous:

03-26.0-401-015 Parcel No: IL- St. Clair County: B-1(P)- O'Fallon Zoning: Office/Retail Prior Use: Complex: Shared Parking: Traffic Count: 28.500 NΟ TIF: NΟ Enterprise Zone: NO Foreign Trade Zone: NΟ Survey: Property Tax: Tax Year:



STRUCTURAL DATA:

Year Built:	2006
Rehab Year:	2020
Building Class:	-
Clearance Min:	-
Clearance Max:	-
Roof:	-
Exterior:	-
Floors:	2
Signage:	-



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TRANSPORTATION:

Interstate:	1-64
Rail:	-
Barge:	-
Airport:	-

COMMENTS:

Suite B (Main Level): 1,194 SF Office/Retail space consists of; 3 offices and a bull pen area.

Additional 1,100 SF of Office space available on second floor if needed with 3 offices.

Each Suite is available individually or leased as contiguous space.