

1,100 SF



FOR LEASE

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



1,194 SF

OFFICE/RETAIL SPACES AVAILABLE

BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

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

FLOOR PLAN

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



*Not to scale

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

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



INTERIOR PHOTO



INTERIOR PHOTO

OFFICE/RETAIL PROPERTY SUMMARY

#2484

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

LEASE INFORMATION:

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

SQUARE FOOT INFO:

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

PROPERTY INFORMATION:

Parcel No: 03-26.0-401-015
County: IL- St. Clair
Zoning: B-1(P)- O'Fallon
Prior Use: Office/Retail
Complex: -
Parking: Shared
Traffic Count: 28,500
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: -
Tax Year: -



STRUCTURAL DATA:

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

TRANSPORTATION:

Interstate: I-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.



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