

**1,100 SF**

**FOR LEASE**

1413-1415 W. HWY 50,  
SUITE D, O'FALLON, IL  
62269

**1,100 SF OFFICE SUITE AVAILABLE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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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.

## OFFICE/RETAIL SUITE SUMMARY

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

**LISTING #** 2484

### LOCATION DETAILS:

Parcel # 03-26.0-401-015  
County: IL - St. Clair  
Zoning: B-1 (P) - O'Fallon

### PROPERTY OVERVIEW:

Building SF: 5,000  
Vacant SF: 1,100  
Min Divisible SF: 1,100  
Max Contig SF: 1,100  
Office SF: 1,100  
Parking Spaces: 20  
Parking Surface Type: Asphalt

### STRUCTURAL DATA:

Year Built: 2006  
Renovated: 2020  
Building Class: -  
Ceilings: 8' - 10'  
Construction Type: -



### LEASE INFORMATION:

Lease Rate: \$21.00/SF  
Lease Type: Full Service

### DEMOGRAPHICS:

Traffic Count: 28500

### Property Description

1 Office/ Space for Lease, located across from Wal-Mart. Heavy retail location, next door to Starbucks, and may other retailers.

Suite D: Upstairs suite 1,100 SF of Office Space available on second floor. 3 offices, Meeting/conference room.

High visibility location with excellent exposure.



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