

Office/Retail Space for Lease

1413 West Hwy 50, O'Fallon, IL 62269



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.



PROPERTY SUMMARY

1,194-2,294 SF office/retail space locate across from Wal-Mart. Other tenants include Beltone and Geico. Heavy retail location, next door to Starbucks, and may other retailers. Marquee signage on Hwy 50. High visibility location with excellent exposure. Main floor is 1,194 SF, Additional 1,100 SF of offices available on second floor if needed.

LEASE RATE: \$29.65 per SF, Full Service Gross

Space Specs

Listing No: 2484

1413-1415 W Hwy 50
B
O'Fallon, IL 62269

Total Unit SF: 1,194 SF
Min Divisible SF: 1,194 SF

SQUARE FOOT INFO:

Building Total: 4,950 SF
Total Available: 1,194 SF
Direct Lease: 1,195 SF
Sublease:
Office: 1,195 SF
Retail: 1,195 SF
Min Divisible: 1,194 SF
Max Contiguous: 2,294 SF

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$29.65
Lease Type: Full Service
Gross
Net Charges: \$0.00
CAM Charges: \$0.00

LAND MEASUREMENTS:

Acres:
Frontage: 56 FT
Depth:

Leasing Comments:

Lease rate includes all CAM charges, utilities, and maintenance, repair replacement of all major mechanical items (HVAC, Water heater). Main floor is 1,194 SF. Additional 1,100 SF of office space available on second floor if needed. Will lease out just the main floor.

PROPERTY INFORMATION:

Parcel No: 03-26.0-401-015	TIF:	Parking: Common
County: St. Clair	Enterprise Zone: No	Surface Type: asphalt
Zoning: B-1 (P)	Survey: No	Traffic Count: 28500
Zoning By: Ofallon	Environmental: No	Property Tax:
Complex:	Archaeological: No	Tax Year:
Prior Use: admin offices		



Comments

1,194-2,294 SF office/retail space locate across from Wal Mart. Other tenants include Belton and Geico. Heavy retail location, next door to Starbucks, and may other retailers. Marquee signage on Hwy 50. High visibility location, excellent exposure.

STRUCTURAL DATA:

Year Built: 2006	Clearance Min: 8	Exterior: Brick
Rehab Year: 2020	Clearance Max: 10	Bay Spacing:
Floors:	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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