



**FOR SALE/
LEASE**

OWNER /USER OPPORTUNITY

640 Pierce Blvd, O'Fallon, IL 62269



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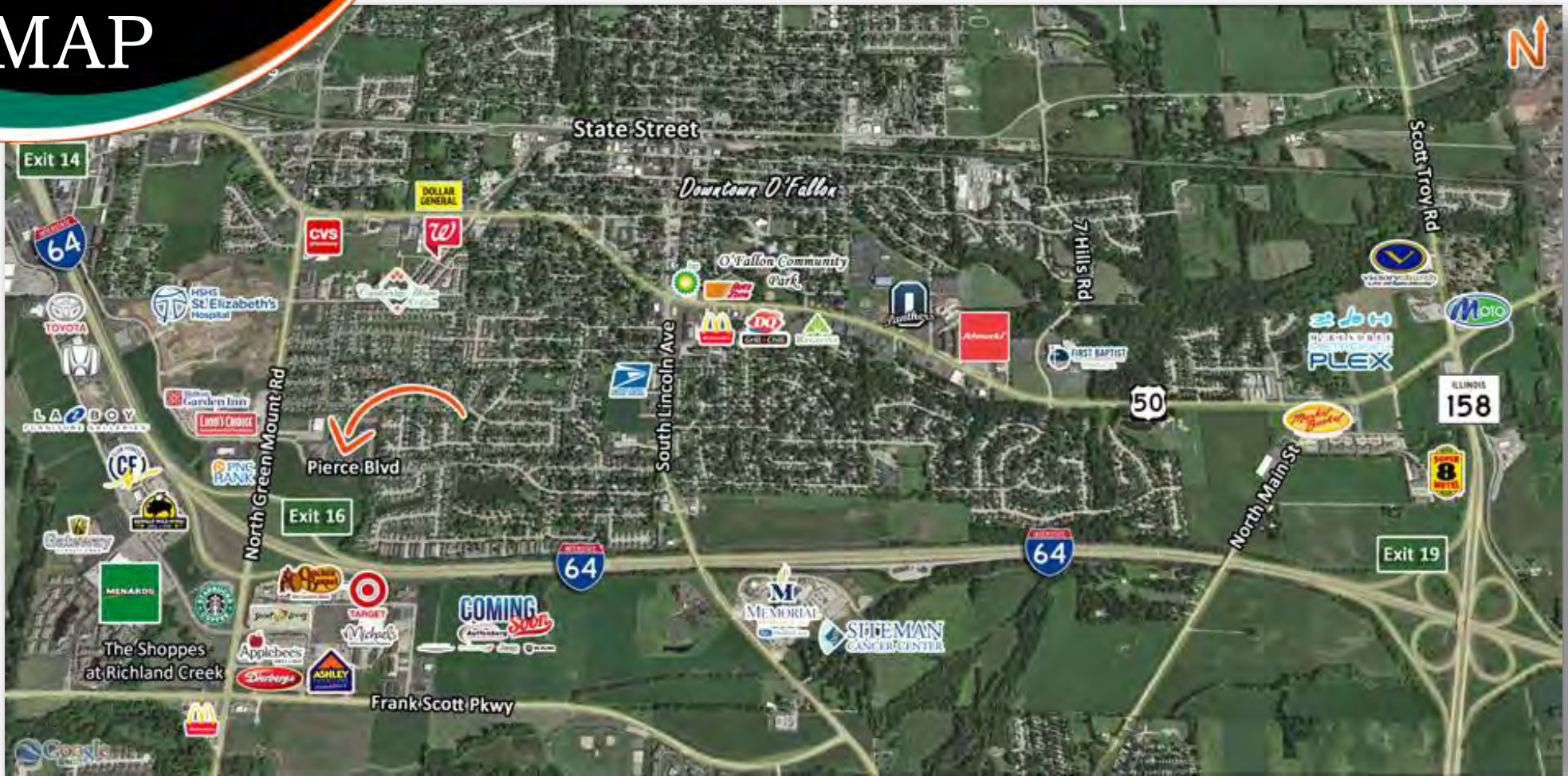
COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property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

AREA MAP



PROPERTY SUMMARY

- 6,050 SF Office Building for sale with 1,805 SF for lease
- Prime location in growth market
- Excellent access off of I-64/Exit 16
- Near St. Elizabeth's Hospital and Memorial Hospital

SALE PRICE: \$1,100,000
LEASE RATE: \$22.00/SF, NNN

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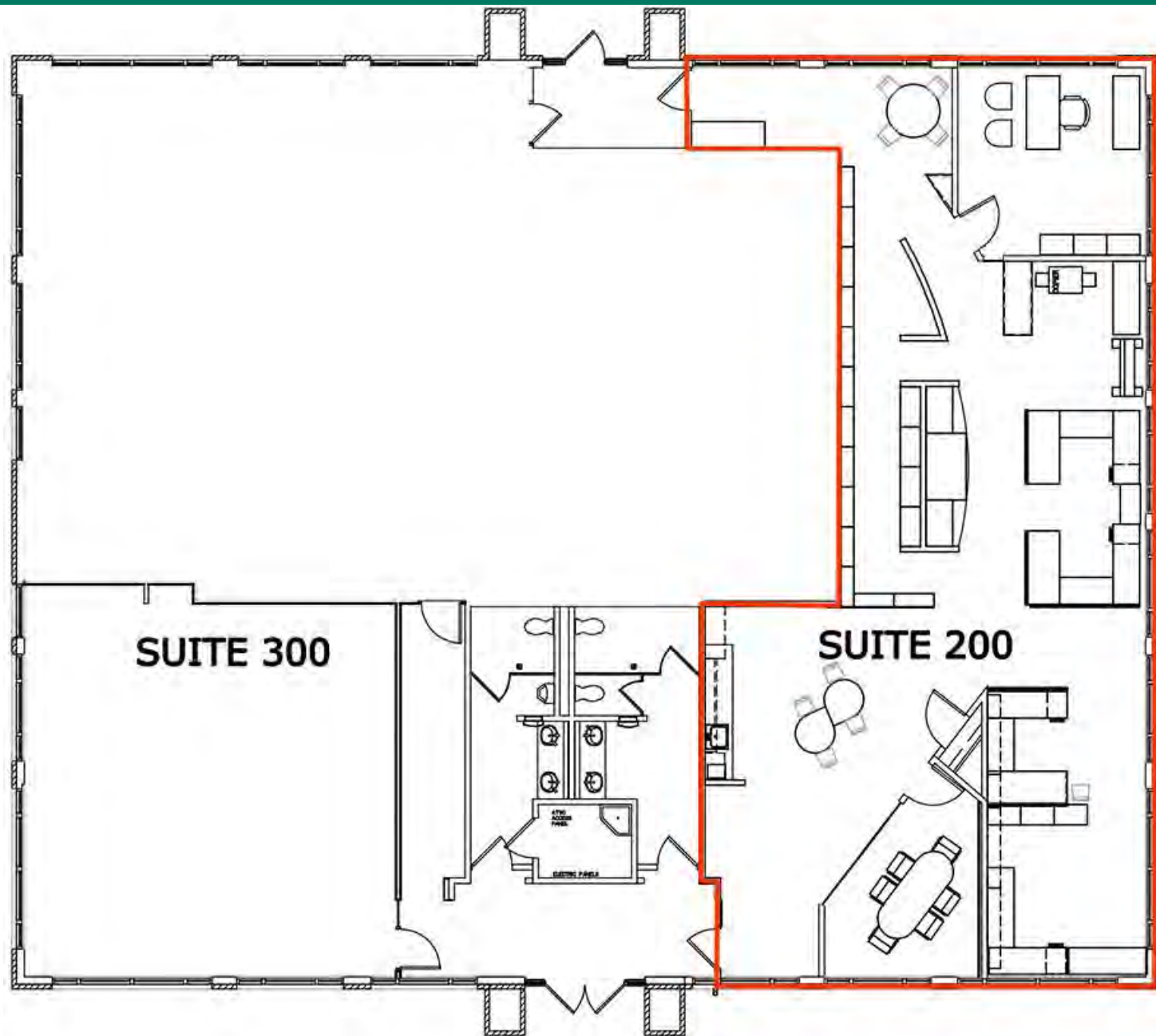
IMAGES

640 Pierce Blvd, O'Fallon, Illinois 62269



FLOOR PLAN- Suite 200 1,805 SF Available

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Listing No: 2552
Office
Medical

640 Pierce Blvd
 O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,100,000
Sale Price/SF: \$181.82
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$22.00
Lease Type: NNN
Net Charges: \$4.00
CAM Charges:
Lease Term:

Leasing Comments:

1,805 SF Available. Mostly open space with (1) private office & conference room. Shared restrooms.

Comments

6,050 SF office space in growth market. Traditional office tenants currently - large medical office demand with proximity to St. Elizabeth hospital. Two tenants coming up for renewal by end of year. Could be pure investment play or owner/user could fill vacancy while collecting income from other tenant(s).

Total SF Available: 6,050 SF
Min Divisible SF: 1,805 SF

SQUARE FOOT INFO:

Building Total: 6,050 SF
Total Available: 6,050 SF
Direct Lease: 1,805 SF
Sublease: 0 SF
Office: 6,050 SF
Retail: 0 SF
Min Divisible: 1,805 SF
Max Contiguous: 6,050 SF

LAND MEASUREMENTS:

Acres: 0.14
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 04-31.0-107-037	TIF: No	Parking: Shared Lot
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: PUD	Survey: No	Traffic Count: 14,300
Zoning By: City of O'Fallon	Environmental: No	Property Tax: \$12,707.80
Complex:	Archaeological: No	Tax Year: 2020
Prior Use:		

**STRUCTURAL DATA:**

Year Built: 2004	Clearance Min:	Exterior: Brick
Rehab Year: 2016	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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