

FOR  
LEASE

# 14,550 SF Office Building

609 S. Breese St., Millstadt, IL 62260



**BARBERMURPHY**

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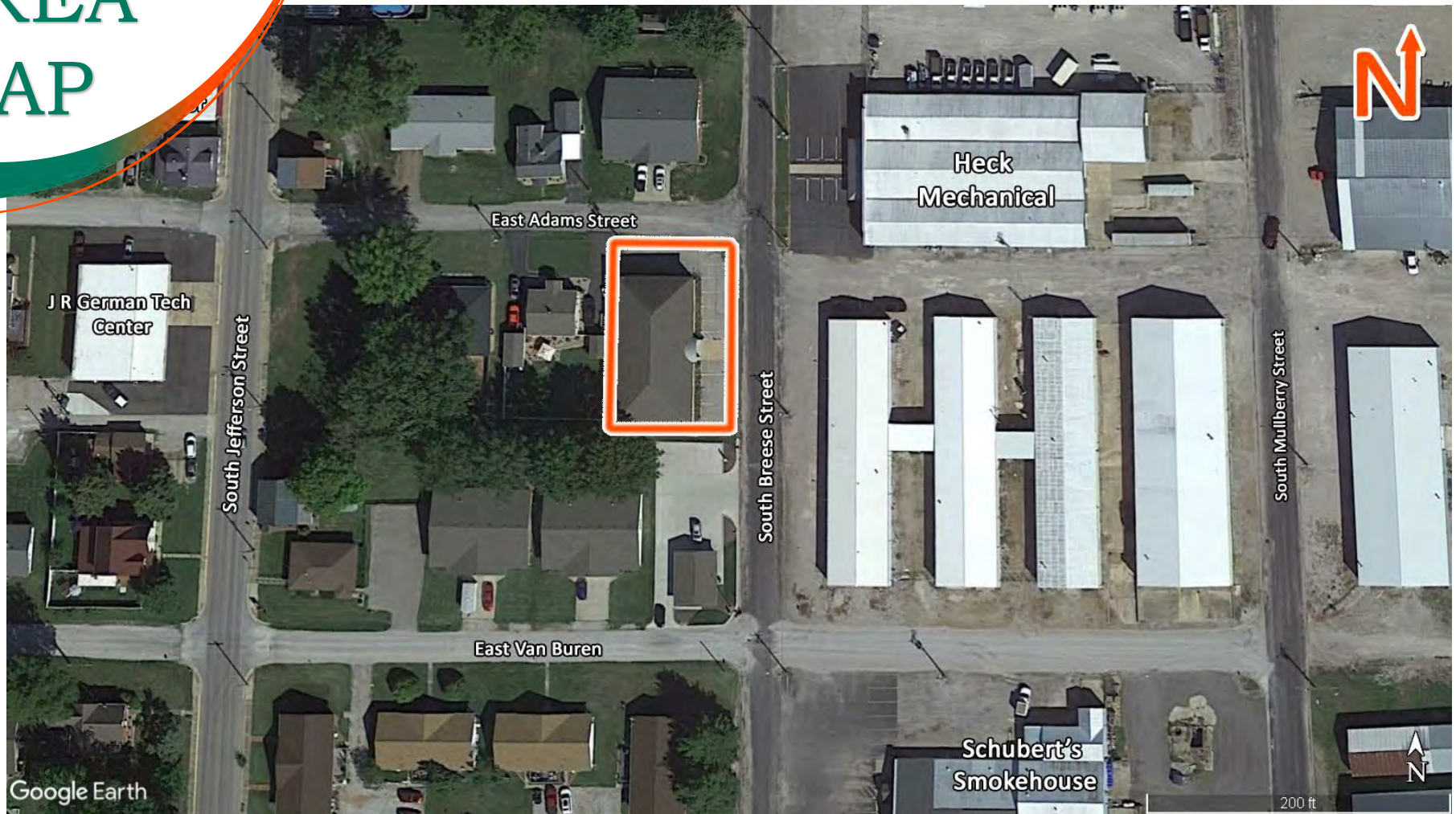
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



# AREA MAP



## PROPERTY SUMMARY

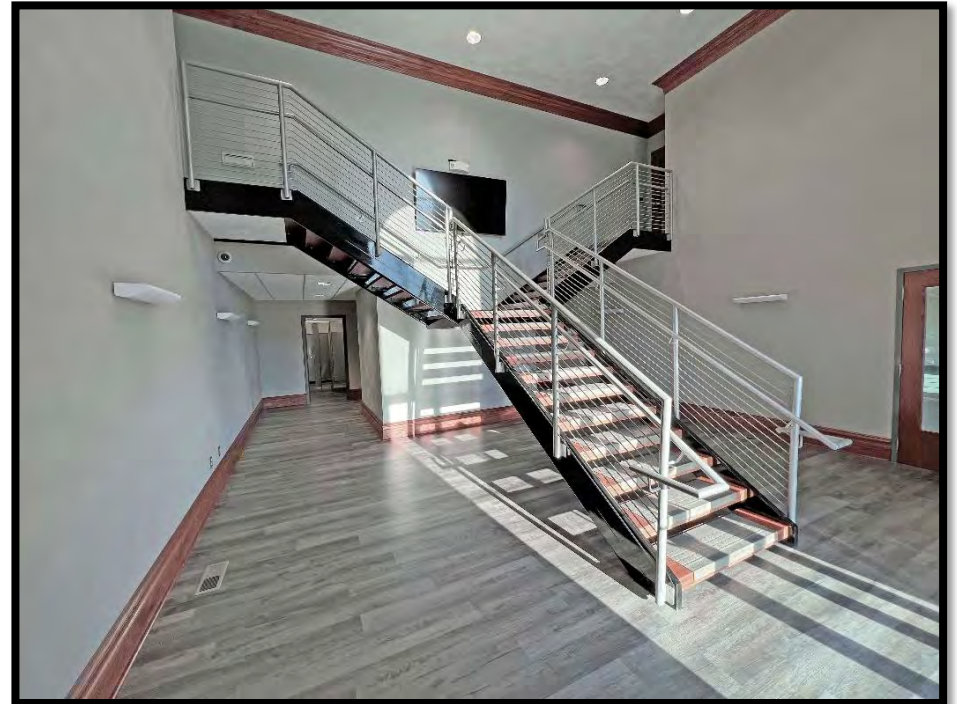
- 14,550 SF Class A office building- will divide space
- Remodeled in Summer of 2022
- 2 Floors with multiple room options
- Basement can be built out upon request
- 15 Minutes from Downtown St. Louis

**LEASE RATE: \$7.95/SF, NNN**

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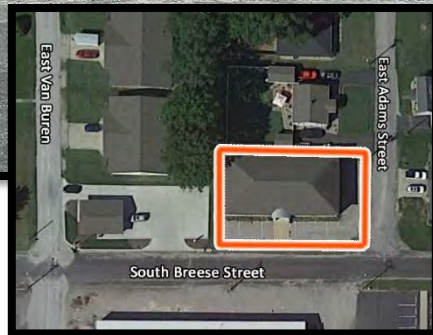
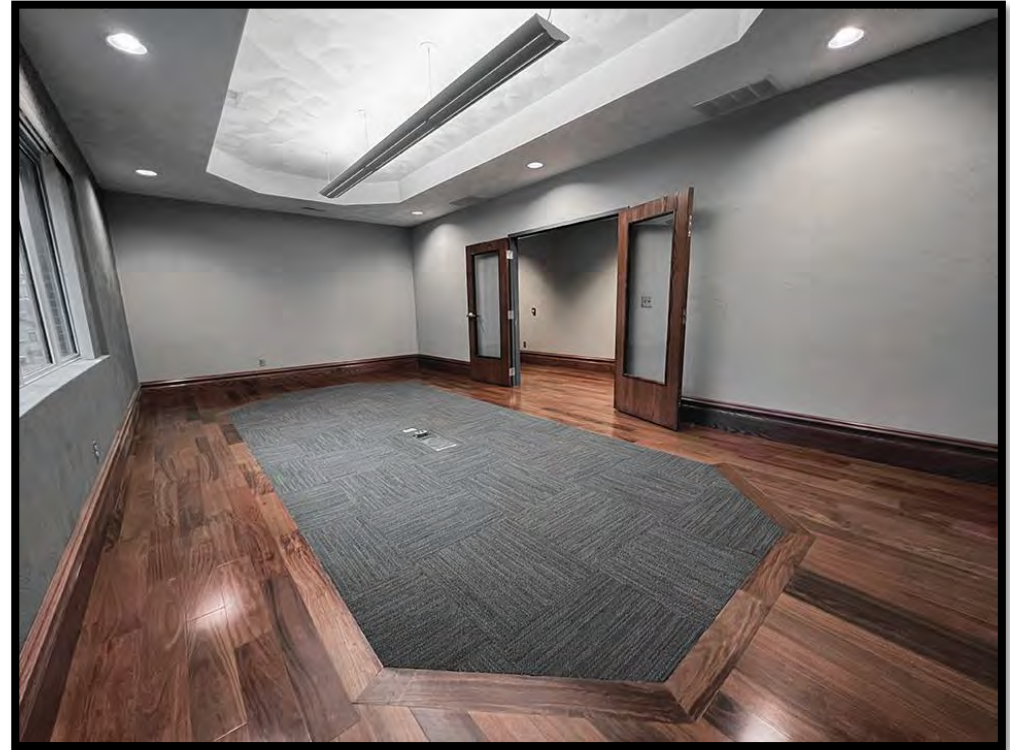


# IMAGES





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Listing No: 2598  
Office  
Office

609 S Breese Street  
Millstadt, IL 62260

SALE INFORMATION:

For Sale: No  
Sale Price:  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:

LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$7.95/SF  
Lease Type: NNN  
Net Charges:  
CAM Charges:  
Lease Term:

Leasing Comments:

Total SF Available: 14,550 SF  
Min Divisible SF: 14,550 SF

SQUARE FOOT INFO:

Building Total: 14,550 SF  
Total Available: 14,550 SF  
Direct Lease: 14,550 SF  
Sublease: 0 SF  
Office: 14,550 SF  
Retail: 0 SF  
Min Divisible: 14,550 SF  
Max Contiguous: 14,550 SF

LAND MEASUREMENTS:

Acres: 0.27  
Frontage:  
Depth:

PROPERTY INFORMATION:

Parcel No:	12-10.0-317-013	TIF:	Yes	Parking:	17
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	Commercial	Survey:	Yes	Traffic Count:	N/A
Zoning By:	City of Millstadt	Environmental:	No	Property Tax:	\$24,660.20
Complex:	Office	Archaeological:	No	Tax Year:	2021
Prior Use:	None				



STRUCTURAL DATA:

Year Built:	2007	Clearance Min:	9'	Exterior:	Brick/ Stone
Rehab Year:	2022	Clearance Max:	16'	Bay Spacing:	
Floors:	3	Floor Drains:	No	Sprinklers:	Yes
Class:	A				

Listing Broker(s)

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Comments

14,550 SF available for lease in a very clean class A building. Remodeled in the summer of 2022. Lease rate is \$7.95/SF, NNN. Secure Entrances, ADA compliant, ideal for Politician, Engineers, Professional offices. Basement can be built out by owners if tenant would like. Restrooms have been remodeled as well with new tops, sinks, faucets, toilets, flooring. Additional parking could be made available.