

FOR LEASE

**1716 Corporate Crossing
O'Fallon, IL 62269**



Professional Office Suites

BARBERMURPHY

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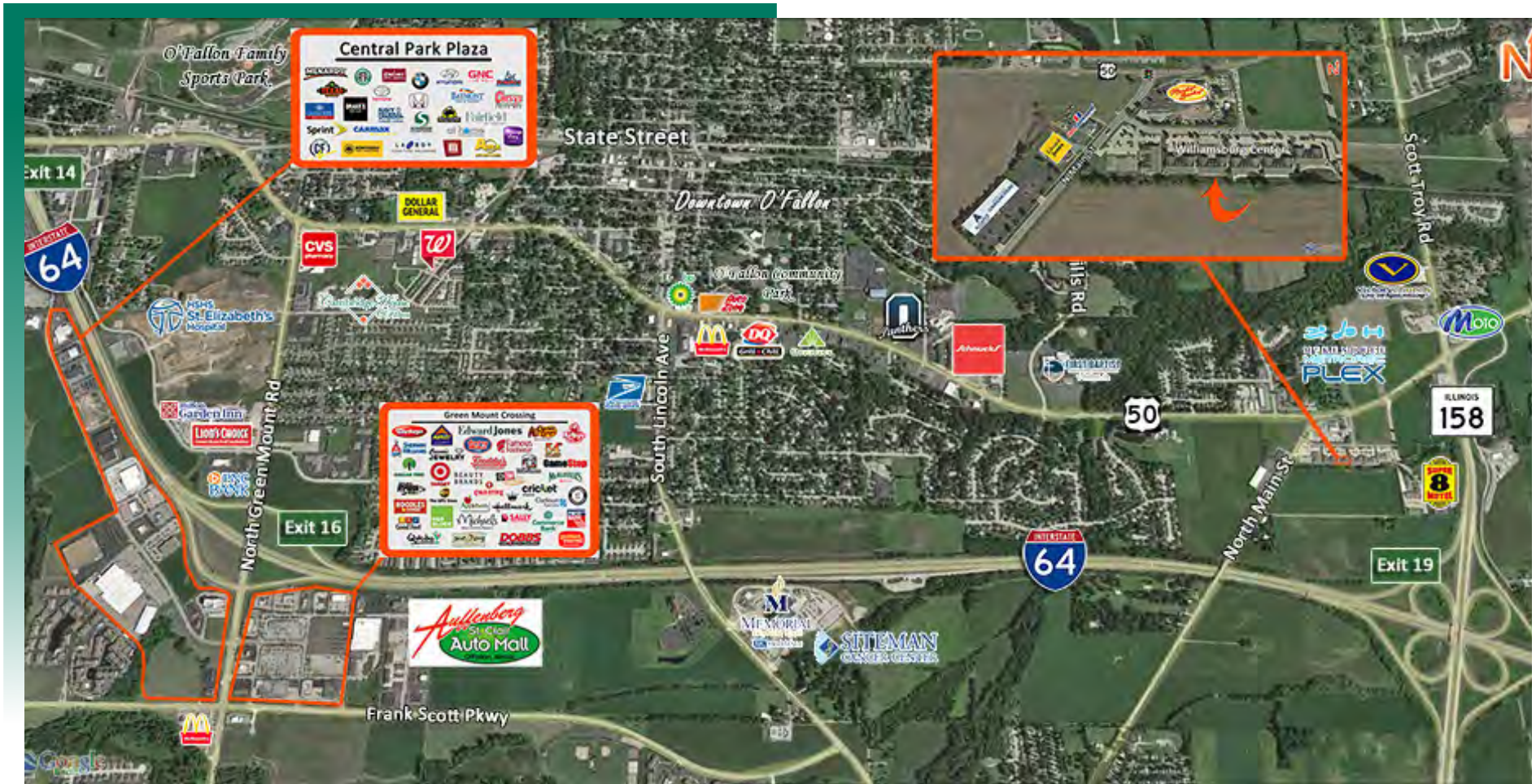
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

1716 Corporate Crossing, O'Fallon, IL 62269



LOCATION OVERVIEW

Located 5 minutes from Scott Air Force Base off I-64 (Exit 19) and Highway 50 in a high growth area of O'Fallon

FLOOR PLAN

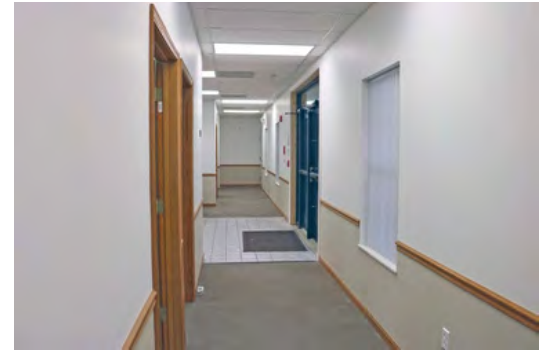
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*Not to scale

PROPERTY PHOTOS

1716 Corporate Crossing, O'Fallon, IL 62269



OFFICE PROPERTY SUMMARY

#2404

PROPERTY ADDRESS

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$15.00/SF
Lease Type: NNN
Net Charges: \$3.12
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 12,363 SF
Total Available: 6,000 SF
Direct Lease: 6,000 SF
Sublease: 0 SF
Office: 6,000 SF
Min Divisible: 2,000 SF
Max Contiguous: 6,000 SF

LAND MEASUREMENTS:

Acres: 0.28 AC
Frontage: 151 FT
Depth: 91 FT

PROPERTY INFORMATION:

Parcel No: 04-33.0-206-003
County: St. Clair
Zoning: B-1
Parking: 40
Traffic Count:
Property Tax: \$15,156
Tax Year: 2022



STRUCTURAL DATA:

Year Built: 2000
Rehab Year: 2016
Building Class: B
Clearance Min: 9'
Clearance Max: 9'
Exterior: Brick
Floors: 1

COMMENTS:

7 Offices total with reception, multiple work areas, 2 large conference/training rooms, 2 kitchen/break rooms. IT server room and 2 shared restrooms.

Key fob access along with fire & surveillance system and server rack

Monument signage available.

NNN lease structure. Tenant pays all utilities

