



**FOR LEASE**

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

**PROFESSIONAL OFFICE SUITE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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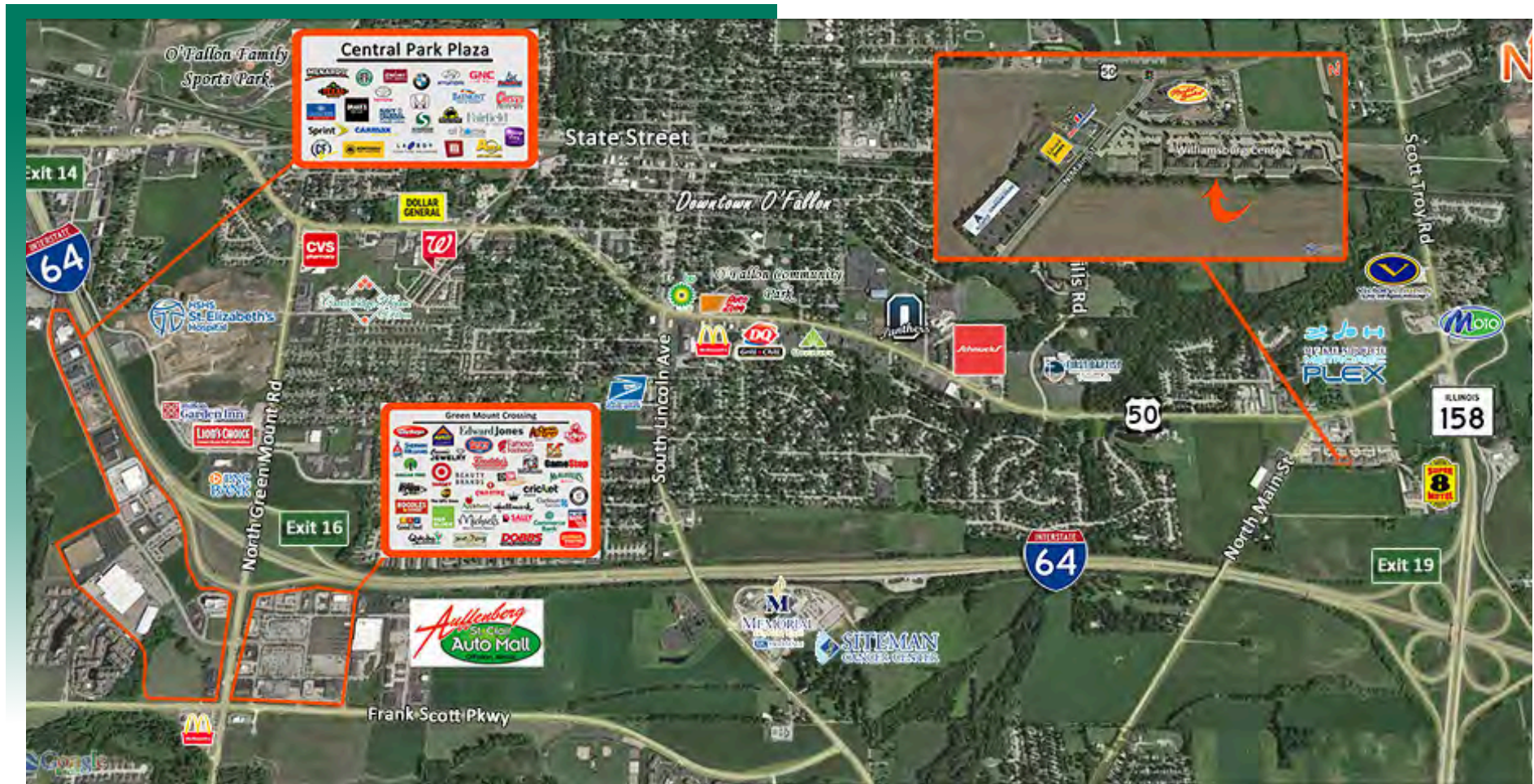


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

1716 Corporate Crossing, O'Fallon, IL 62269



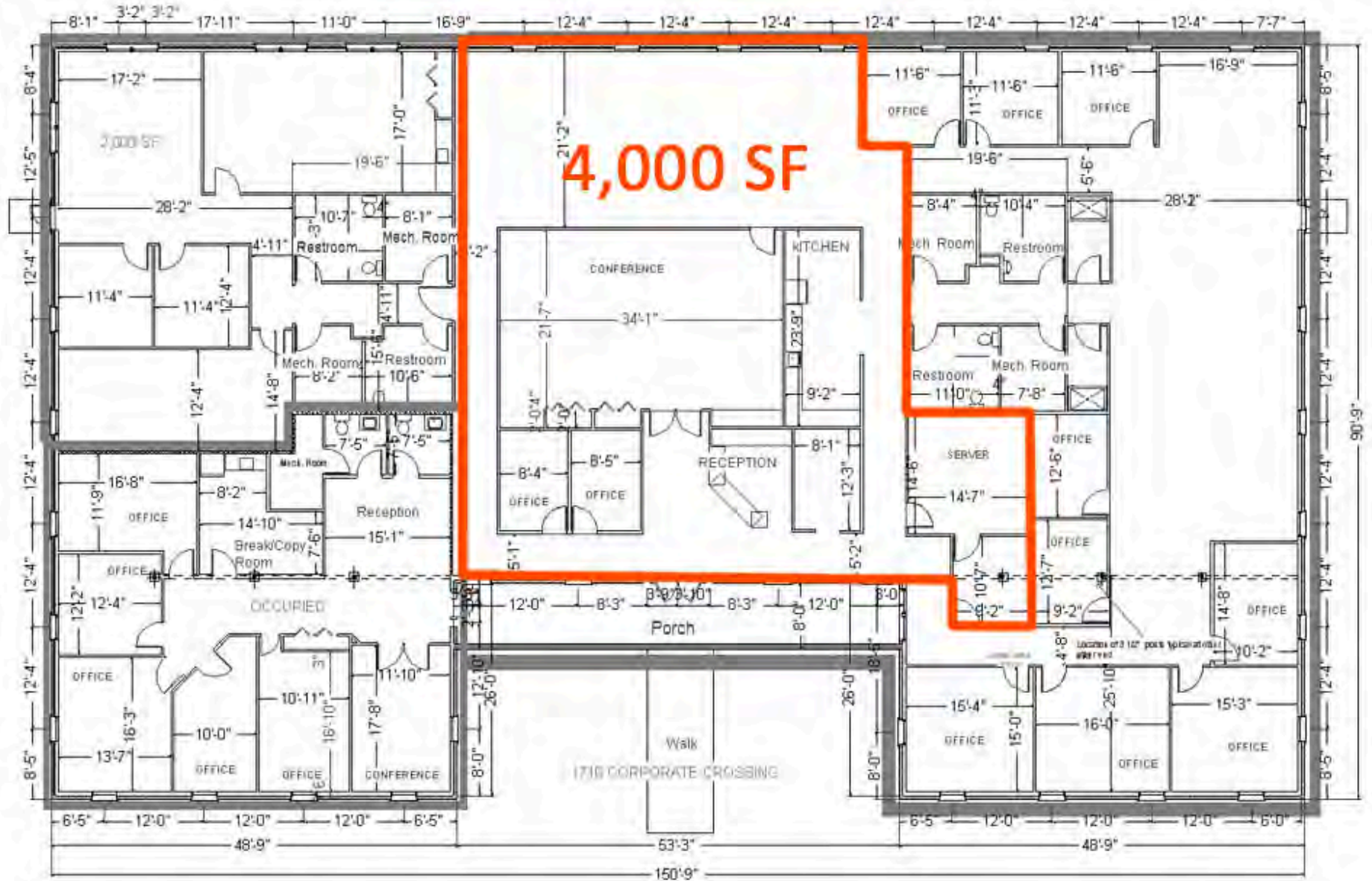
## LOCATION OVERVIEW

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

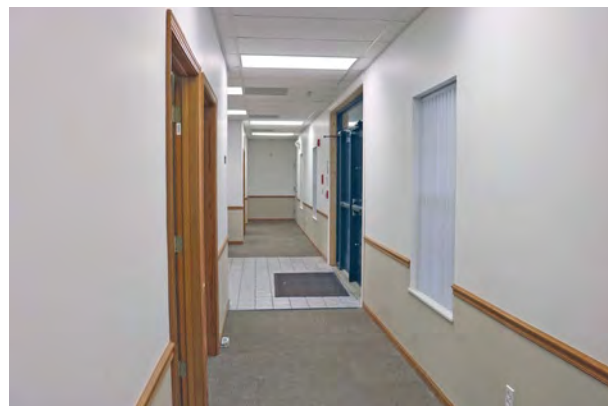
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\*Not to scale

# PROPERTY PHOTOS

1716 Corporate Crossing, O'Fallon, IL 62269



4 PRIVATE OFFICES



CONFERENCE  
ROOM



RECEPTION  
AREA



KITCHENETTE

# OFFICE/RETAIL SUMMARY PAGE

## 1716 CORPORATE CROSSING

**LISTING #** 1501

### LOCATION DETAILS:

Parcel # 12,363  
County: IL - St. Clair  
Zoning: B-1 Community Development

### PROPERTY OVERVIEW:

Building SF: 12,363  
Vacant SF: 4,000  
Min Divisible SF: 4,000  
Max Contig SF: 4,000  
Office SF: 4,000  
Signage: Pylon  
Lot Size: 0.28 Acres  
Frontage: 151  
Depth: 91  
Parking Spaces: 40  
Parking Surface Type: Asphalt

### STRUCTURAL DATA:

Year Built: 2000  
Renovated: 2016  
Building Class: B  
Ceilings: 9'



### LEASE INFORMATION:

Lease Rate: \$15.00  
Lease Type: NNN  
NNN Expenses: \$3.12

### FINANCIAL INFORMATION:

Taxes: \$16,498.44  
Tax Year: 2023

### DEMOGRAPHICS:

Traffic Count: 5,300 on State Street

### PROPERTY DESCRIPTION:

4 private offices with reception, open work area, large conference / training room (with water), kitchenette/break room, dedicated IT server room and 2 shared restrooms. Adjacent 2,000 sf tenant's space will be available on 11.1.2026 which would increase the availability to 6,000 sf. NNN lease structure. Tenant pays all utilities.