



GREEN MOUNT CORPORATE CENTER

475 Regency Park Dr., O'Fallon, IL 62269

\$28.75/SF, FULL SERVICE



6,819 SF CLASS A OFFICE SUITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

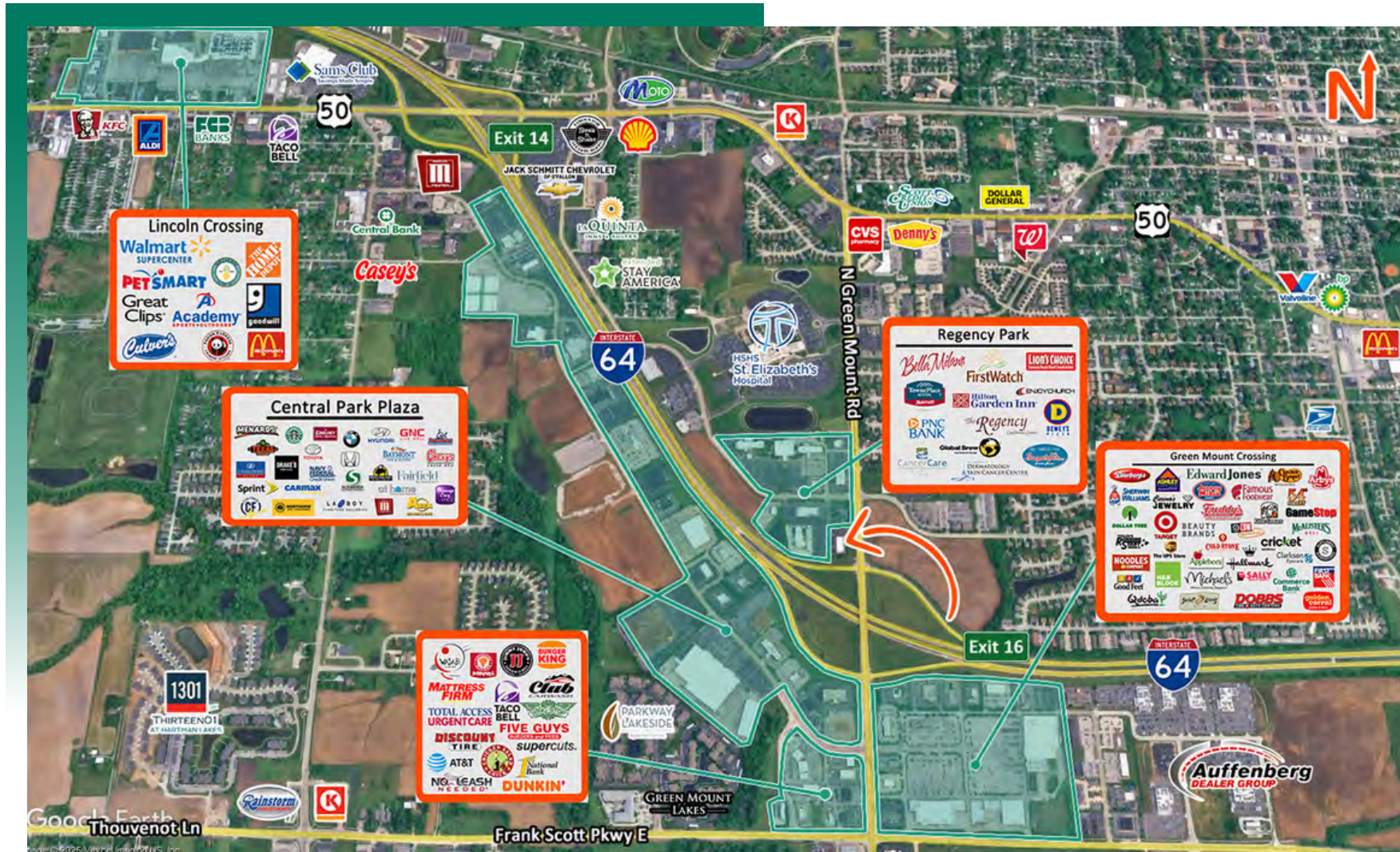
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AREA MAP

475 Regency Park Dr., O'Fallon, IL 62269

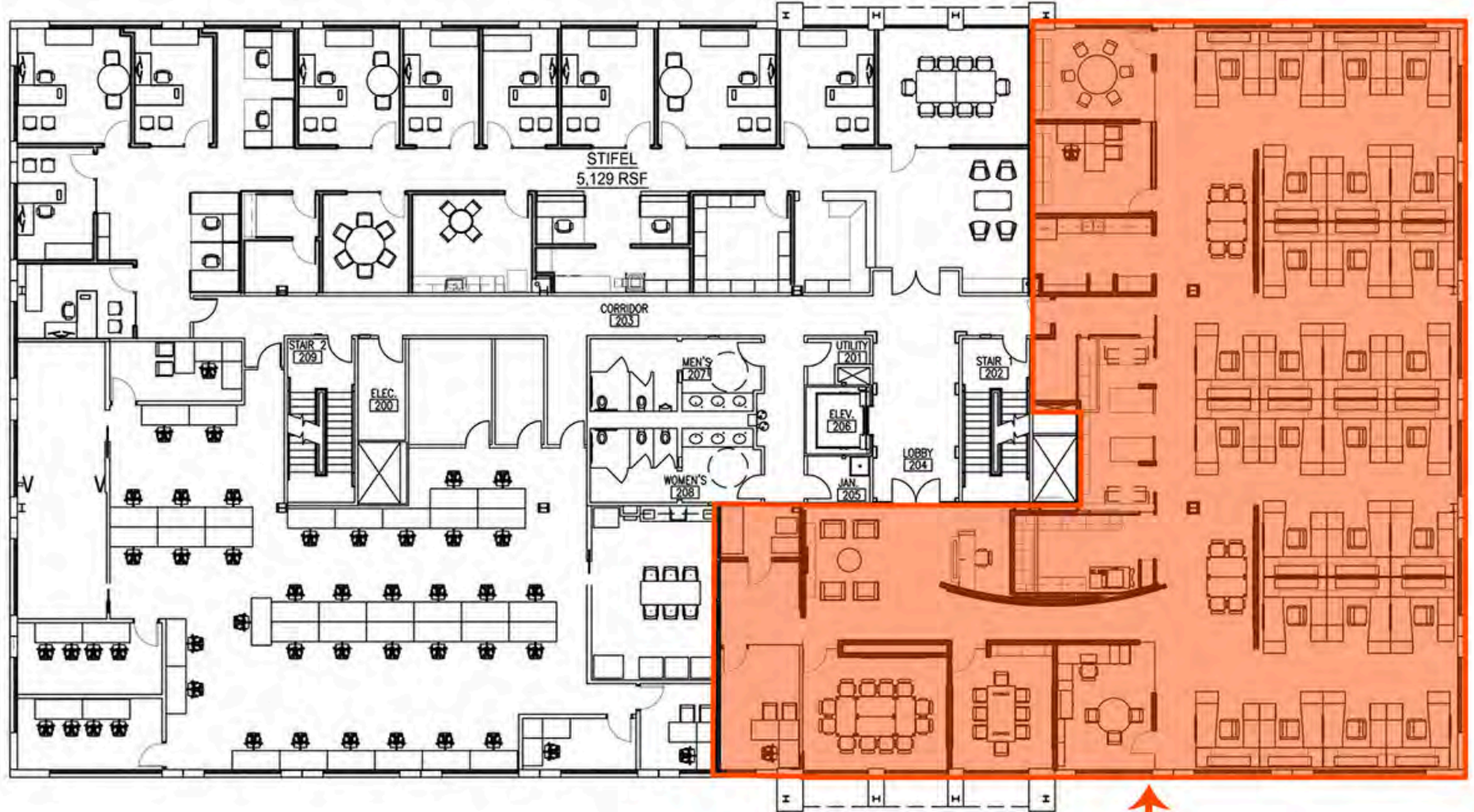


LOCATION OVERVIEW

Tremendous visibility to I-64 and Green Mount Rd - high growth corridor. Within walking distance to multiple restaurants, hotels, and directly adjacent to O'Fallon Regency Conference Center and St. Elizabeth's Hospital. Located 5 minutes from Scott Air Force Base, 15 minutes to downtown St. Louis, MO and 30 minutes to St. Louis International Airport.

FLOOR PLAN - SECOND LEVEL

475 Regency Park Dr., O'Fallon, IL 62269



SUITE 210
6,819 SF

*Not to scale



PROPERTY HIGHLIGHTS



PARKING
376 SPACES



MONUMENT
SIGNAGE



CLASS A
OFFICE



REHAB YEAR
2023



ALL UTILITIES
INCLUDED

PROPERTY PHOTOS - SUITE 210

475 Regency Park Dr., O'Fallon, IL 62269

ELEVATOR ENTRANCE



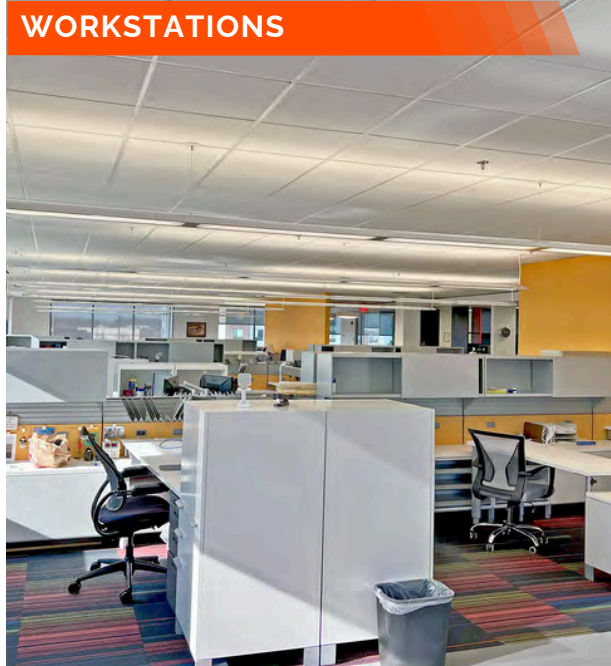
CONFERENCE ROOM



ENTRANCE & WAITING ROOM



WORKSTATIONS



KITCHENETTE



PROPERTY PHOTOS - SUITE 210

475 Regency Park Dr., O'Fallon, IL 62269

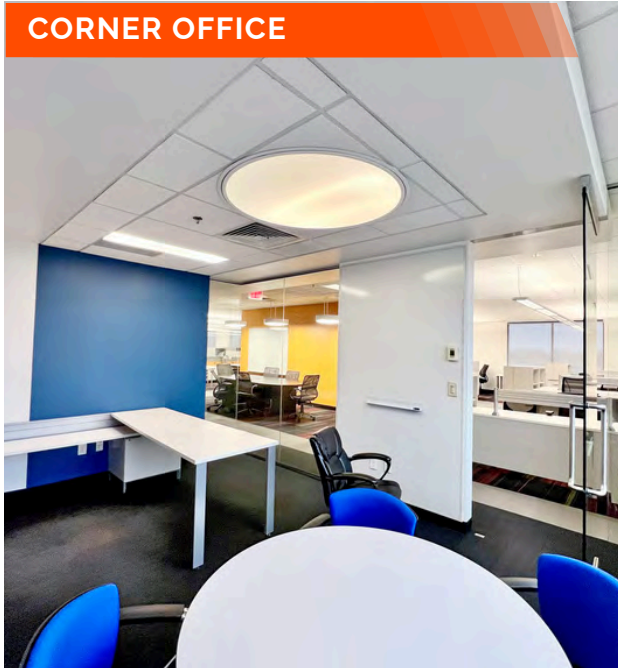
CONFERENCE ROOM



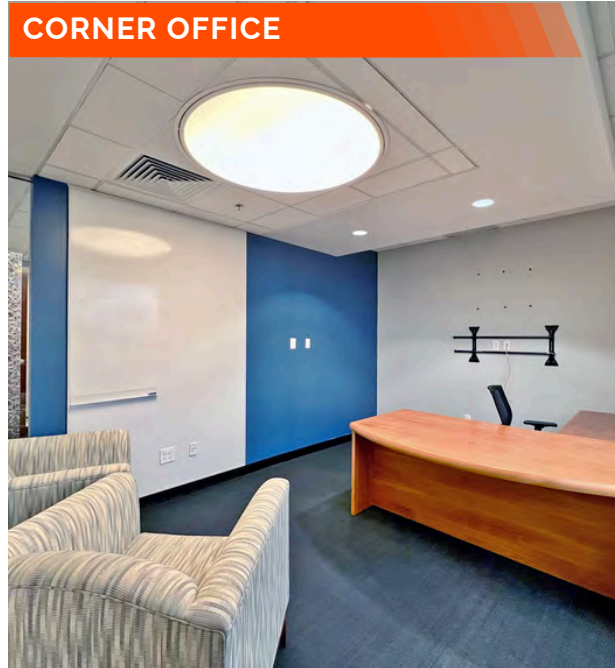
OPEN MEETING AREA



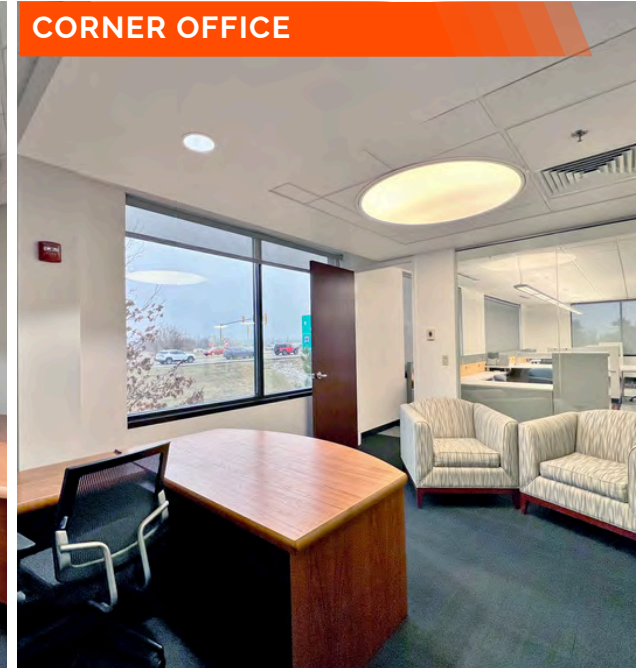
CORNER OFFICE



CORNER OFFICE



CORNER OFFICE



OFFICE PROPERTY SUMMARY

475 REGENCY PARK DR

LISTING # 3015

LOCATION DETAILS:

Parcel # 03-36.0-203-013
County: IL - St. Clair
Zoning: B-1(P)

PROPERTY OVERVIEW:

Building SF: 49,776
Vacant SF: 6,819
Usable Sqft: 6,819
Min Divisible SF: 2,084
Max Contig SF: 6,819
Office SF: 6,819
Signage: Building, Monument
Lot Size: 2.51 Acres
Frontage: 312
Depth: 376
Parking Spaces: 213
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2008
Renovated: 2019
Building Class: A
Ceilings: 9' - 11'
Construction Type: Brick Block



LEASE INFORMATION:

Lease Rate: \$28.75 /SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$153,412.98
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 64,100 ADT on I-64

Property Description

6,819 SF available for lease. Suite can be demised down to 2,084 SF. High end finishes throughout. Shared restrooms located off the lobby of each floor. 4 private offices, 2 conference rooms, large reception and waiting room, kitchenette, copy/filing area open air meeting spaces and 28 work stations.



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