



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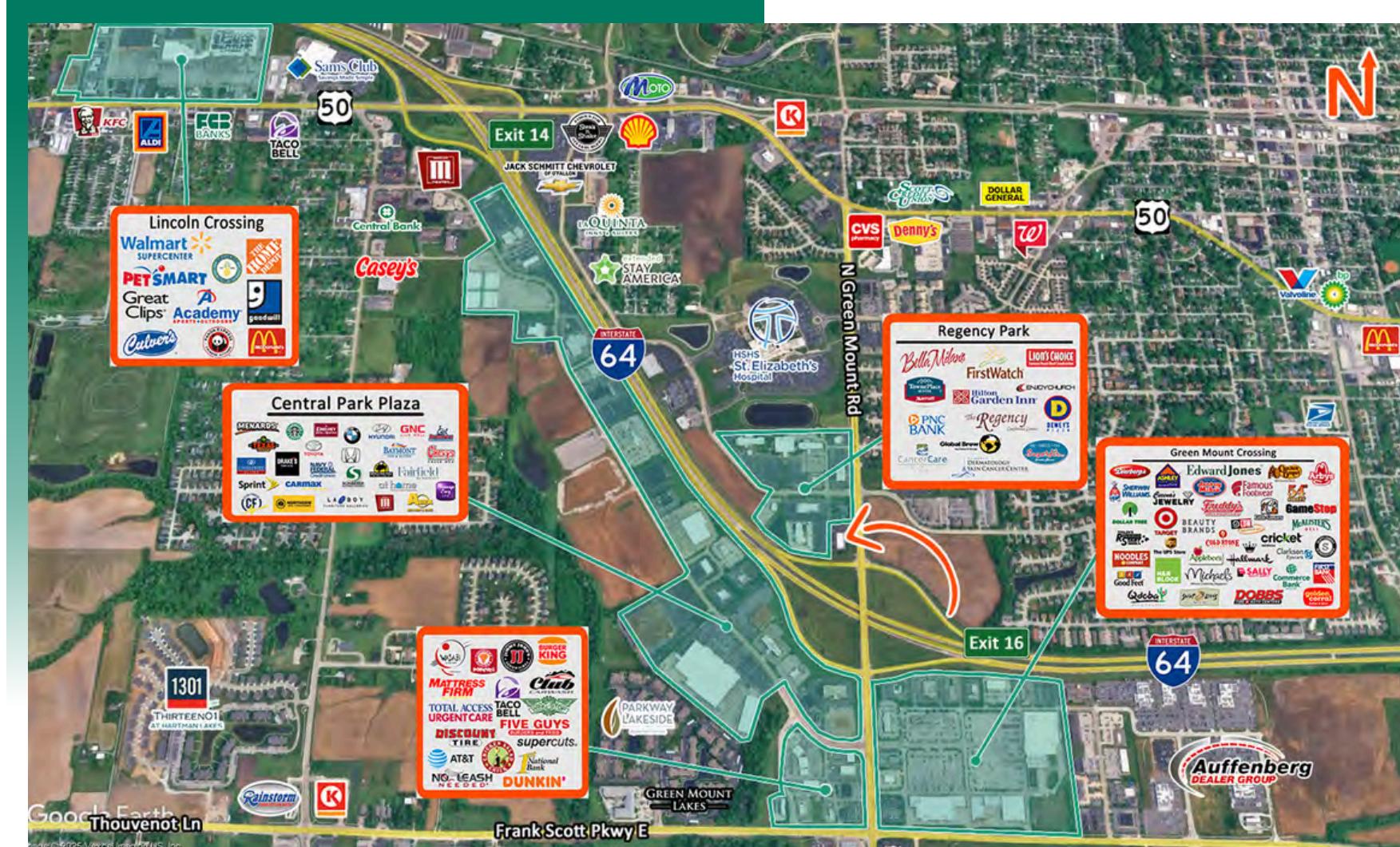
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

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

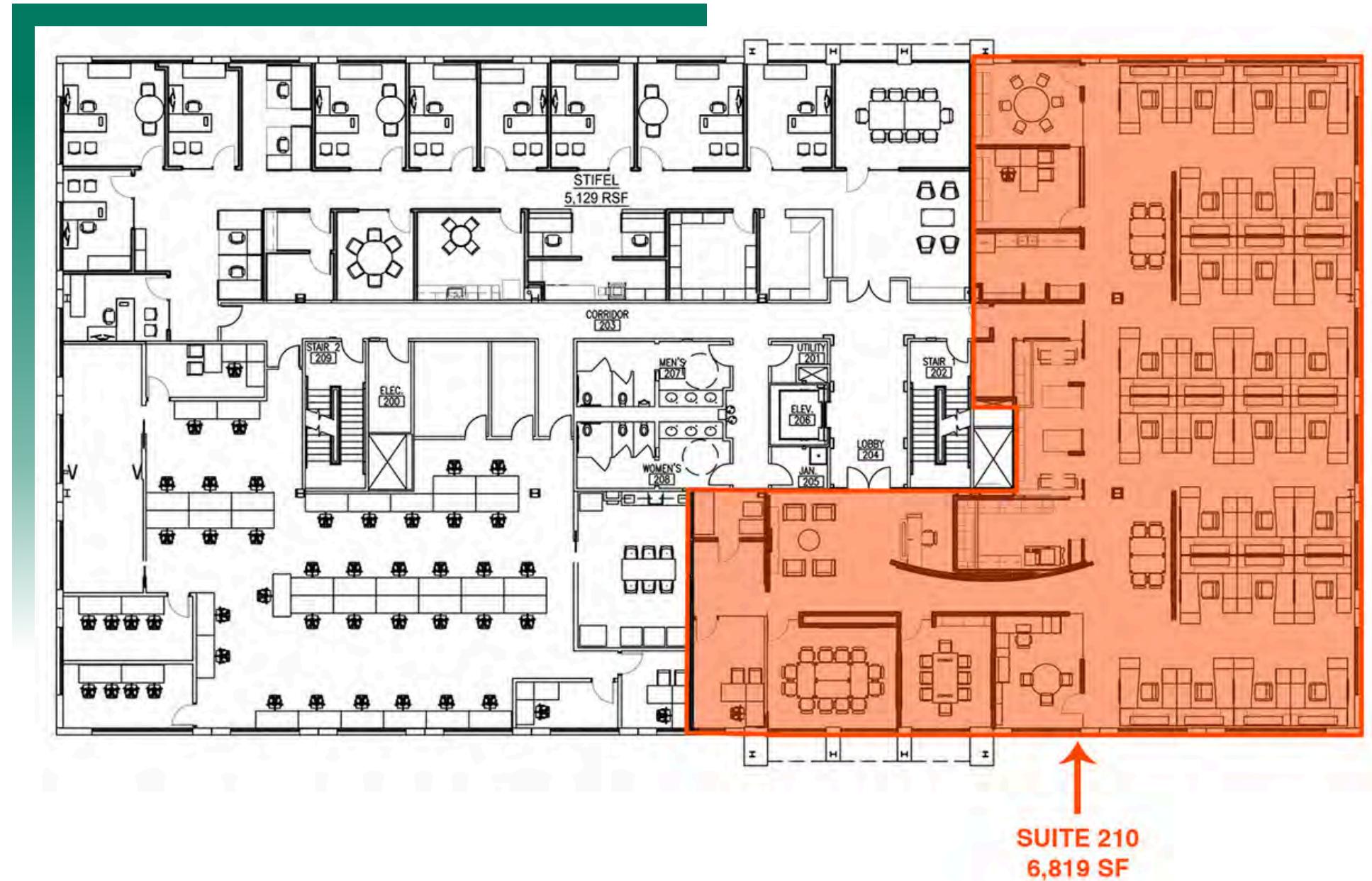


LOCATION OVERVIEW

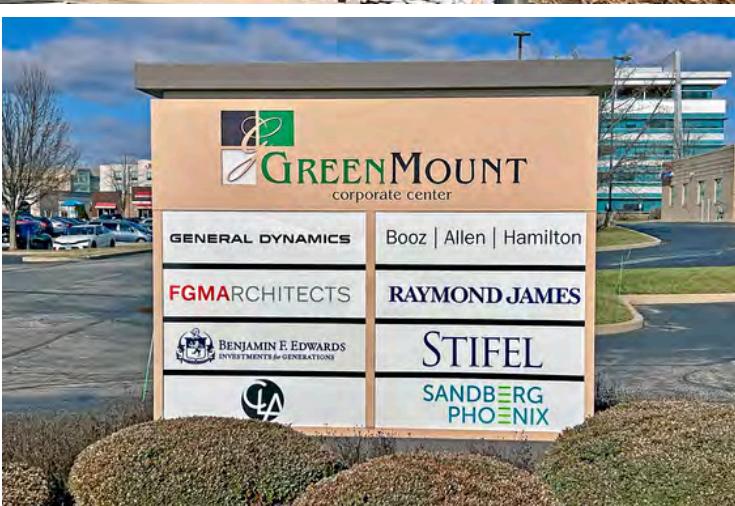
Tremendous visibility to I-64 and Green Mount Rd - high growth corridor. Within walking distance to multiple restaurants, hotels, and directly adjacent to O'Fallon Regency Conference Center and St. Elizabeth's Hospital. Located 5 minutes from Scott Air Force Base, 15 minutes to downtown St. Louis, MO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

FLOOR PLAN - SECOND LEVEL

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



*Not to scale



PROPERTY HIGHLIGHTS



PARKING
376 SPACES



MONUMENT
SIGNAGE



CLASS A
OFFICE



REHAB YEAR
2023

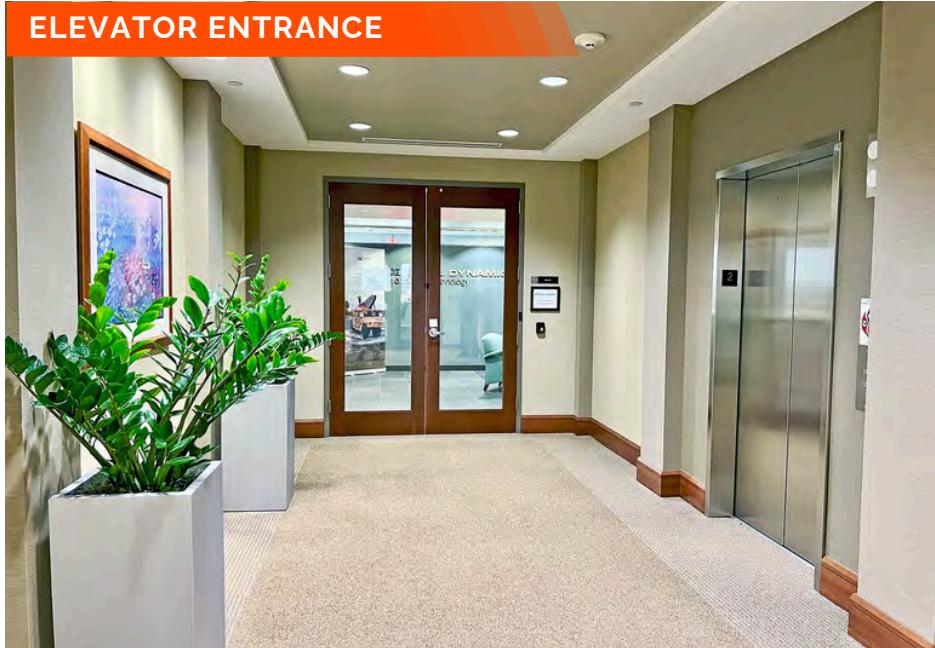


ALL UTILITIES
INCLUDED

PROPERTY PHOTOS - SUITE 210

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

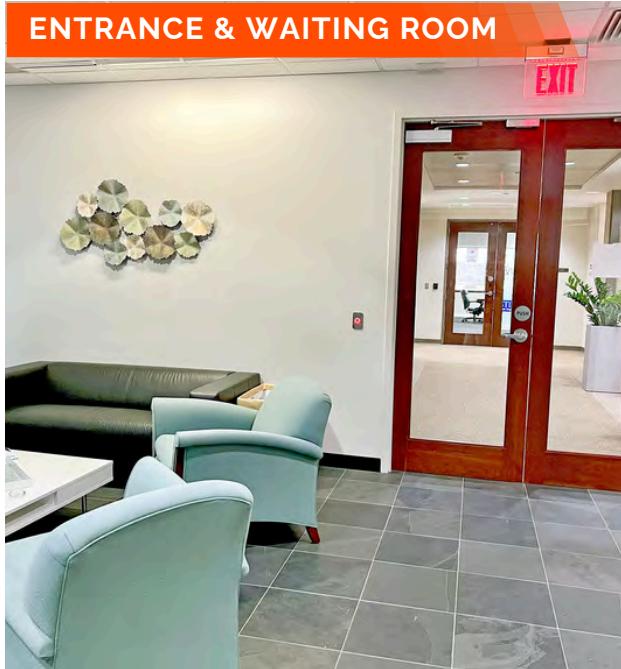
ELEVATOR ENTRANCE



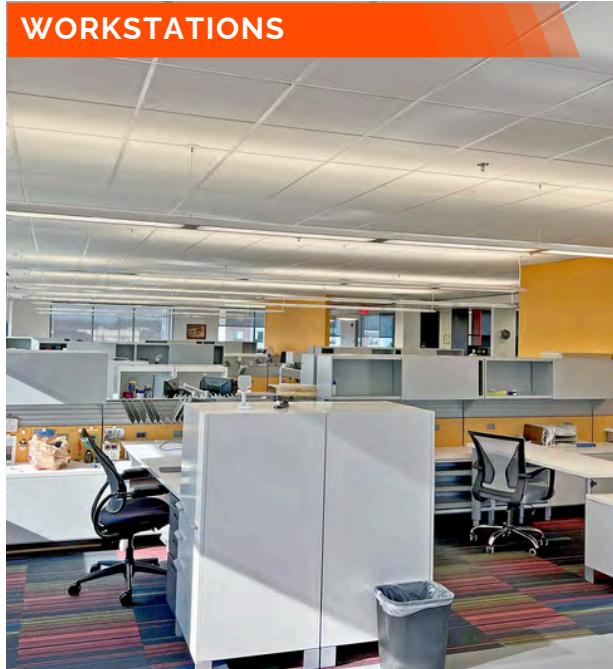
CONFERENCE ROOM



ENTRANCE & WAITING ROOM



WORKSTATIONS



KITCHENETTE



PROPERTY PHOTOS - SUITE 210

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

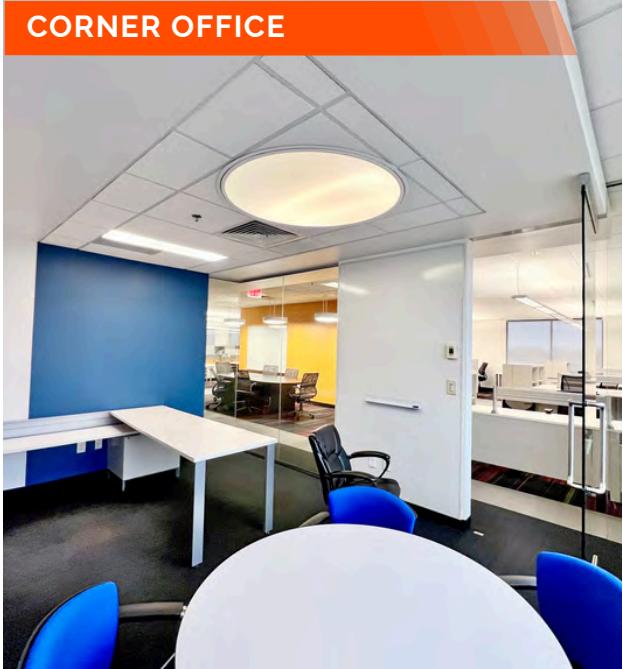
CONFERENCE ROOM



OPEN MEETING AREA



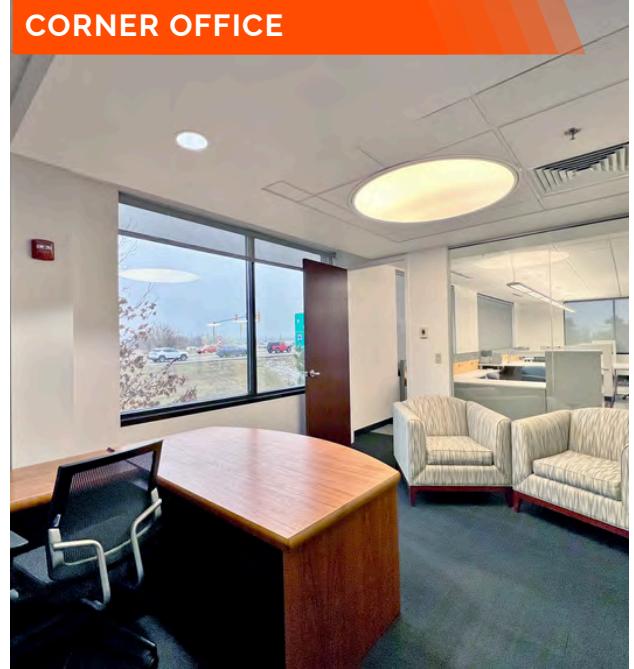
CORNER OFFICE



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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