

## GREEN MOUNT CORPORATE CENTER

475 Regency Park Drive | O'Fallon, IL 62269 \$28.75/SF FULL SERVICE



# BARBERMURPHY

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

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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 Drive, O'Fallon, IL 62269



#### LOCATION OVERVIEW

Tremendous visibility to I-64 and Greenmount 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.

## REHAB YEAR 2023 I-64 PARKING 376 SPACES BUILDING, MONUMENT SIGNAGE

## **FLOOR PLAN - Main Level**

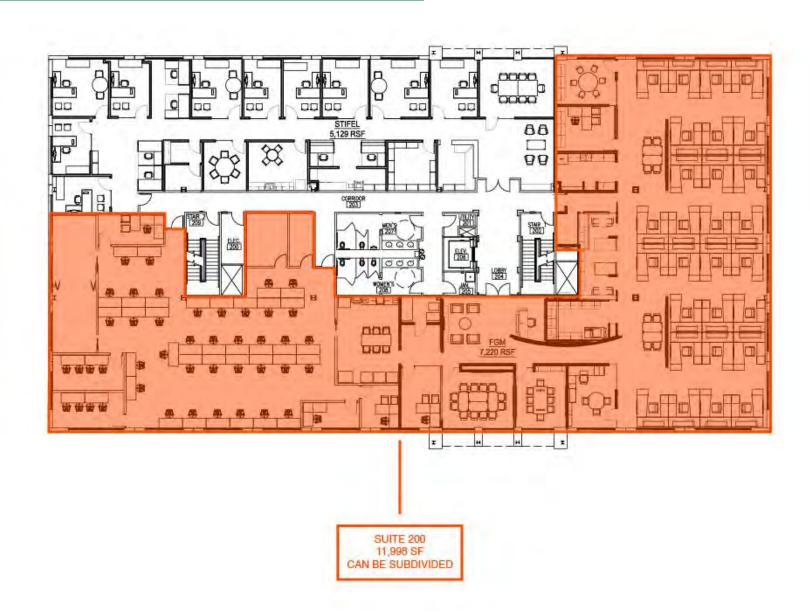
475 Regency Dr, O'Fallon, IL 62269



Main level suites ranging from 1,894 sf to 2,079 sf.

## FLOOR PLAN - 2nd Level

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Second level features Suite 200 at 11,998 SF, which can be divisible.

## **PROPERTY PHOTOS**

### 475 Regency Park Drive, O'Fallon, IL 62269





## **PROPERTY PHOTOS - SUITE 140**

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## **PROPERTY PHOTOS - SUITE 150**

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## **PROPERTY PHOTOS - SUITE 200**

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## OFFICE/RETAIL PROPERTY SUMMARY

475 REGENCY PARK DR

| LISTING #             | 3015               |   |  |  |
|-----------------------|--------------------|---|--|--|
| Parcel #:             | 03-36.0-203-013    |   |  |  |
| County:               | IL - St. Clair     |   |  |  |
| Zoning:               | B-1(P)             |   |  |  |
| PROPERTY OVERVIEW:    |                    |   |  |  |
| Building SF:          | 49,776             |   |  |  |
| Vacant SF:            | 3,973              | SALE/LEASE INFORM   | SALE/LEASE INFORMATION:  |  |
| Usable Sqft:          | 15,971             |   |  |  |
| Min Divisible SF:     | 1,894              | Lease Rate:   | \$28.75/SF   |  |
| Max Contig SF:        | 11,998             | Lease Type:   | Full Service   |  |
| Office SF:            | 15,971             | FINANCIAL INFORMA   | TION   |  |
| Retail SF:            | -                  |   |  |  |
| Signage:              | Building, Monument | Taxes:  | \$153,412.98   |  |
| Lot Size:             | 2.51 Acres         | Tax Year:   | 2023   |  |
| Frontage:             | 312                |   | 2023   |  |
| Depth:                | 376                | DEMOGRAPHICS:   |  |  |
| Parking Spaces:       | 213                |   |  |  |
| Parking Surface Type: | Asphalt            | Traffic Count:  | 64,100 ADT on I-64   |  |
| STRUCTURAL DATA:      |                    | PROPERTY DESCRIPT   | TON:   |  |
| Year Built:           | 2008               | Professional Class A office suites available for lease.   |  |  |
| Yr Renovated:         | 2019               | Suite 150: 1,894 SF is comprised of five private offices, conference room, kitchenette, reception and waiting room.<br>Suite 140: 2,079 sf contains one private office/conference room, stand up workstations and large open bullpen.<br>Suite 200 will be available 12/1/2025 or sooner; 11,998 SF can be be subdivided to 4,778 |  |  |
| Building Class:       | A                  |   |  |  |
| Ceilings:             | 8' - 11'           |   |  |  |
| Construction Type:    | Brick Block        |   | SF or 7,220 SF. Shared restrooms located off the lobby of each floor. High-end finishes throughout. Full service lease rate includes all utilties for the suite. |  |

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