

OFFICE FOR SUBLEASE

1,894 SF CLASS A OFFICE SUITE

475 REGENCY PARK DR, O'FALLON, IL 62269



REDUCED SUBLEASE RATE: \$17.00/SF, FULL SERVICE

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.

PROPERTY PHOTOS

1,894 SF Class A Office Suite for Sublease: Greenmount Corporate Center One
475 Regency Park Dr | O'Fallon, IL 62269



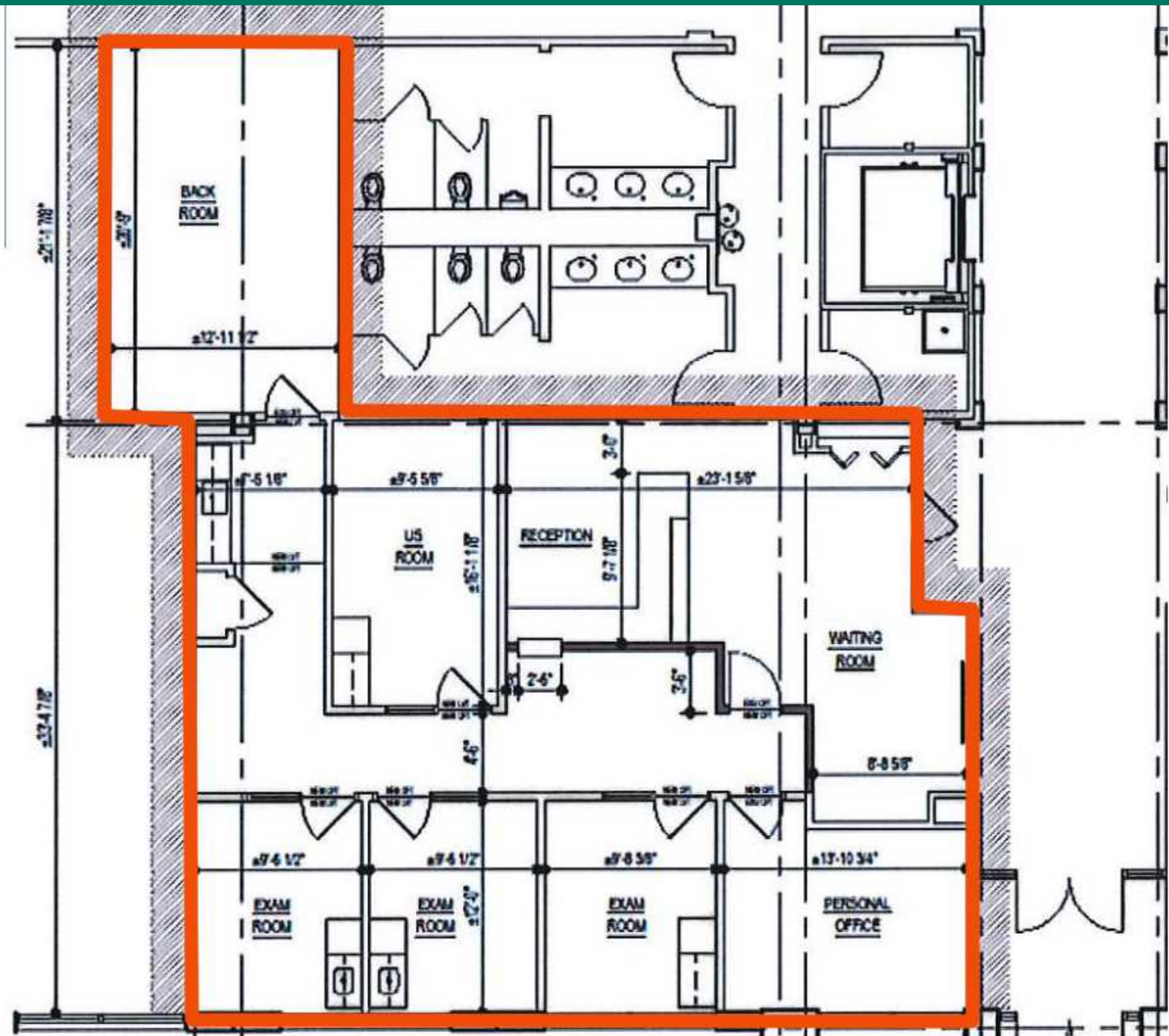
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FLOOR PLAN

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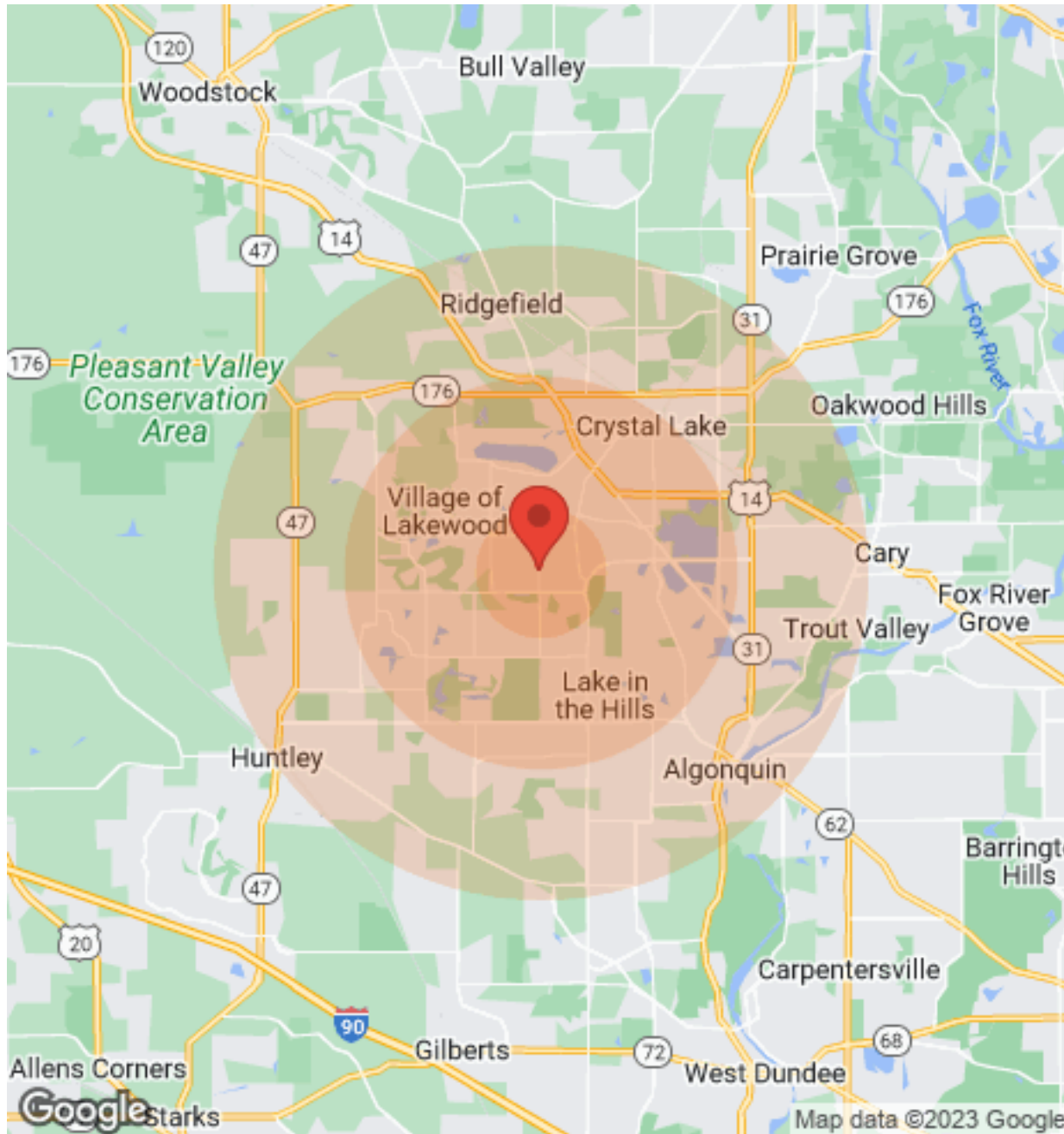
AREA MAP

1,894 SF Class A Office Suite for Sublease: Greenmount Corporate Center One
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,342	37,069	70,867
Female	6,423	37,576	72,785
Total Population	12,765	74,645	143,652

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,686	16,790	31,071
Ages 15-24	2,258	12,286	22,680
Ages 55-64	1,614	8,393	16,956
Ages 65+	1,365	8,085	19,289

Race	1 Mile	3 Miles	5 Miles
White	12,385	69,197	132,901
Black	14	448	885
Am In/AK Nat	1	59	89
Hawaiian	1	2	2
Hispanic	531	7,454	12,764
Multi-Racial	444	6,286	11,442

Income	1 Mile	3 Miles	5 Miles
Median	\$110,141	\$79,442	\$81,178
< \$15,000	87	855	1,828
\$15,000-\$24,999	195	1,168	2,348
\$25,000-\$34,999	244	1,615	3,137
\$35,000-\$49,999	163	2,687	4,835
\$50,000-\$74,999	645	4,489	8,970
\$75,000-\$99,999	820	4,725	8,964
\$10,000-\$149,999	1,176	5,826	11,507
\$150,000-\$199,999	447	2,080	4,626
> \$200,000	356	1,588	3,065

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,251	26,467	51,453
Occupied	4,118	25,402	49,193
Owner Occupied	3,865	21,917	42,929
Renter Occupied	253	3,485	6,264
Vacant	133	1,065	2,260

OFFICE PROPERTY INFO

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SQUARE FOOT INFO

Building SF:	49,776
Sub Lease:	1,894
Office SF:	1,894
Min Divisible:	1,894
Max Contiguous:	1,894

PROPERTY INFO

APN:	03-36.0-203-013
County:	IL - St. Clair
Zoning:	B-1(P)
Prior Use:	Office
Parking:	asphalt
Traffic Count:	64,100 ADT on I-64

STRUCTURAL DATA

Year Built:	2008
Rehab Year:	2019
Building Class:	A
Floors:	3
Signage:	Building, Monument
Construction Type:	Brick Block
Min-Max Clearance:	8'-11'

LAND MEASUREMENTS

Lot Size:	2.51 Acres
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SALE/LEASE INFO

Lease Rate:	\$17.00/SF
Lease Type:	Full Service

Property Overview

- 1,894 SF Class A office suite available for sub lease (LED is 1/21/25)
- 6 private offices (or 5 offices and conference room), reception and waiting room
- Shared restrooms within main floor lobby
- Tremendous visibility to I-64 and Greenmount Rd - high growth area
- Walking distance to multiple restaurants, hotels, the O'Fallon Regency Conference Center and St. Elizabeth's Hospital
- Full service lease rate includes all utilities for the suite
- Very clean suite.