

FOR LEASE

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



2,750 SF OFFICE/RETAIL/BANK

LEASE RATE: \$5,200/MONTH, NNN

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

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

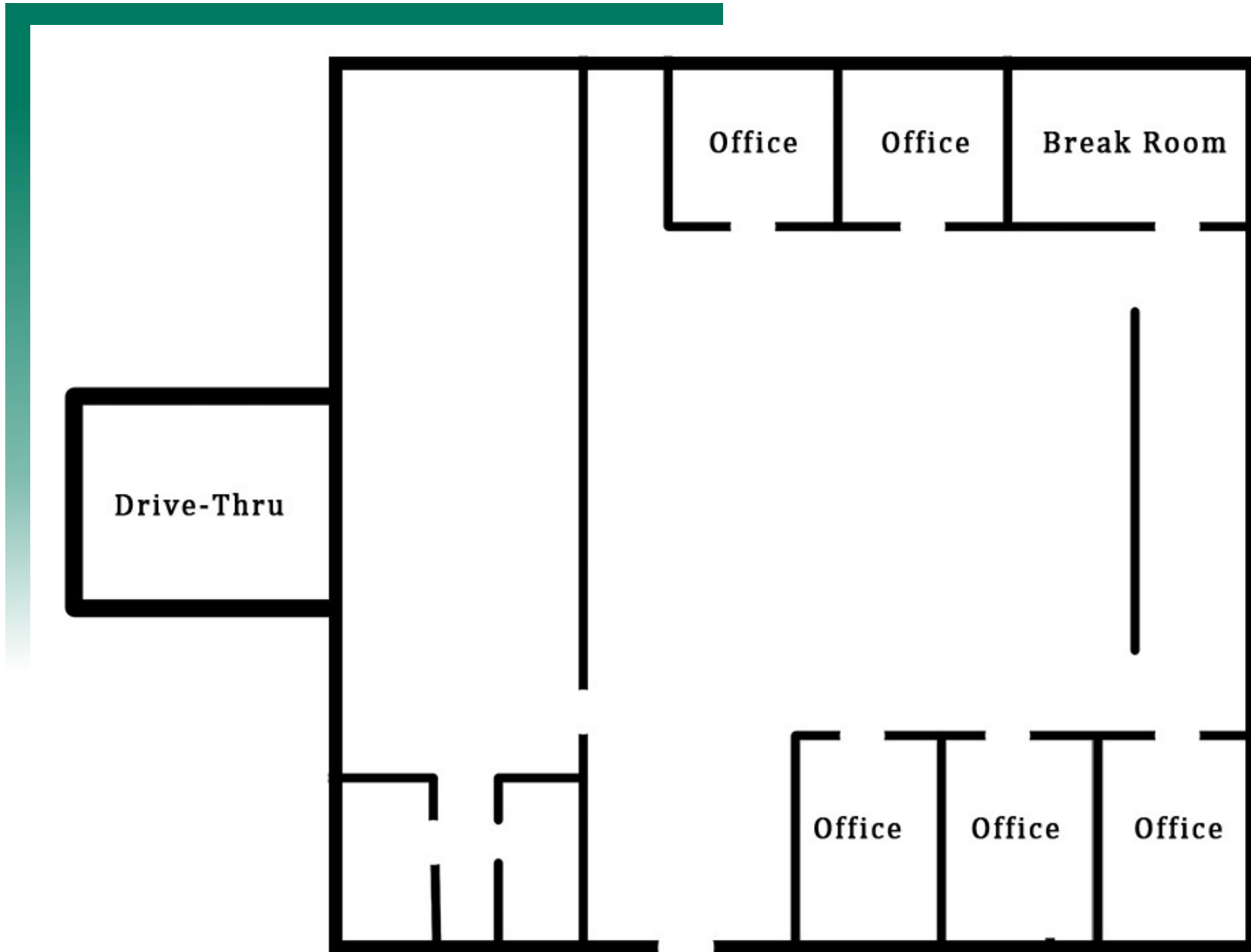


LOCATION OVERVIEW

The building is 1/2 mile off I-64 (exit 14) and in the Office/Retail Hub of Hwy 50 in O'Fallon. Only 1/8 of a mile from I-64 and 1/8 mile from St. Elizabeth's hospital.

FLOOR PLAN

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

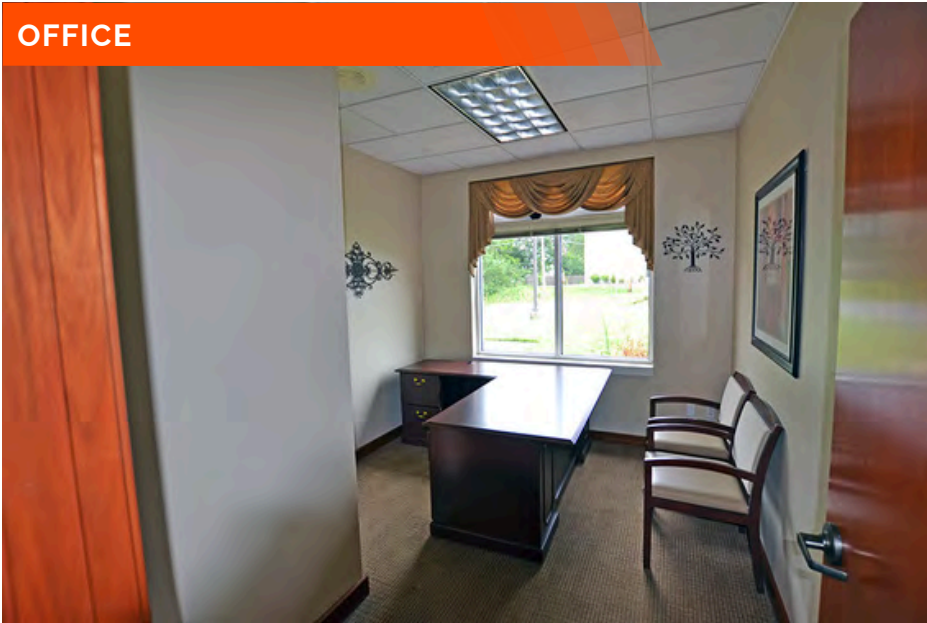


*Not to scale

PROPERTY PHOTOS

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

OFFICE



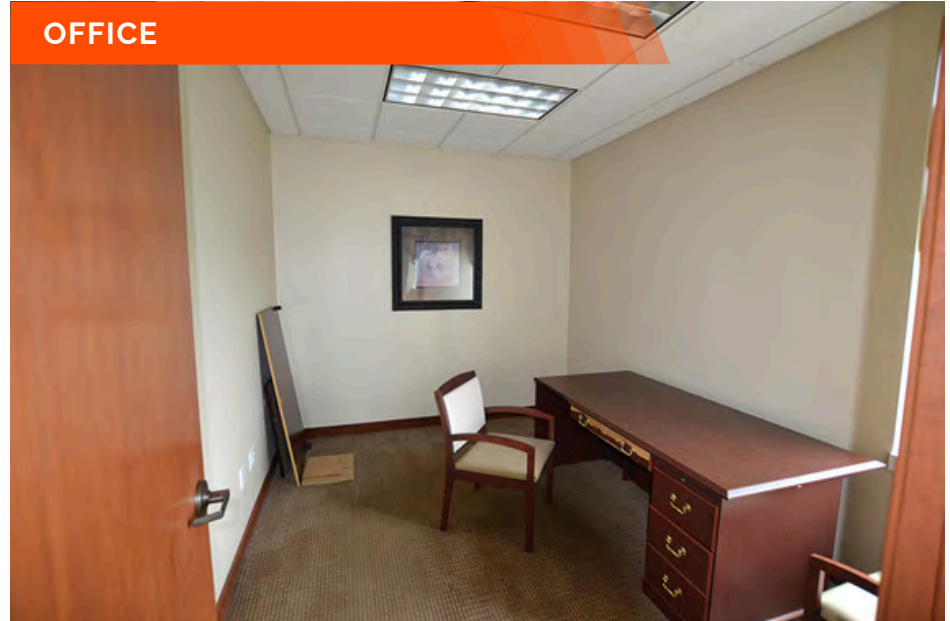
OFFICE



LOBBY



OFFICE



PROPERTY PHOTOS

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

TELLER STATIONS



TELLER AREA



BREAKROOM



BREAKROOM



OFFICE/RETAIL PROPERTY SUMMARY

104 REGENCY PARK DR

LISTING # 2766

LOCATION DETAILS:

Parcel # 2,750
County: IL - St. Clair
Zoning: B-1

PROPERTY OVERVIEW:

Building SF: 2,750
Vacant SF: 2,750
Usable Sqft: 2,750
Min Divisible SF: 2,750
Max Contig SF: 2,750
Office SF: 2,750
Signage: Monument
Lot Size: 1.50 Acres
Frontage: 234
Depth: Varies
Parking Spaces: 14

STRUCTURAL DATA:

Year Built: 1995
Renovated: 2019
Ceilings: 9' - 12'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$22.69
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$28,595.00

DEMOGRAPHICS:

Traffic Count: N/A

PROPERTY DESCRIPTION:

Excellent opportunity for a retail, restaurant, office or regional bank. Building contains 4 private offices, existing vault, 4 teller stations, 3 drive thru lanes plus an additional ATM drive lane.



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