

FOR LEASE

**801 W. State St.,
O'Fallon, IL 62269**



6,472 SF PROFESSIONAL OFFICE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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6,472 SF Office: Will Divide

Professional office with high-end finishes.

The interior offers a spacious reception and waiting area, eight individual offices, two bullpen areas designed for cubicles, a large break room, storage and IT rooms, and a sizable 1,050 SF conference/training room. The building is ADA compliant, featuring handicap accessible restrooms.

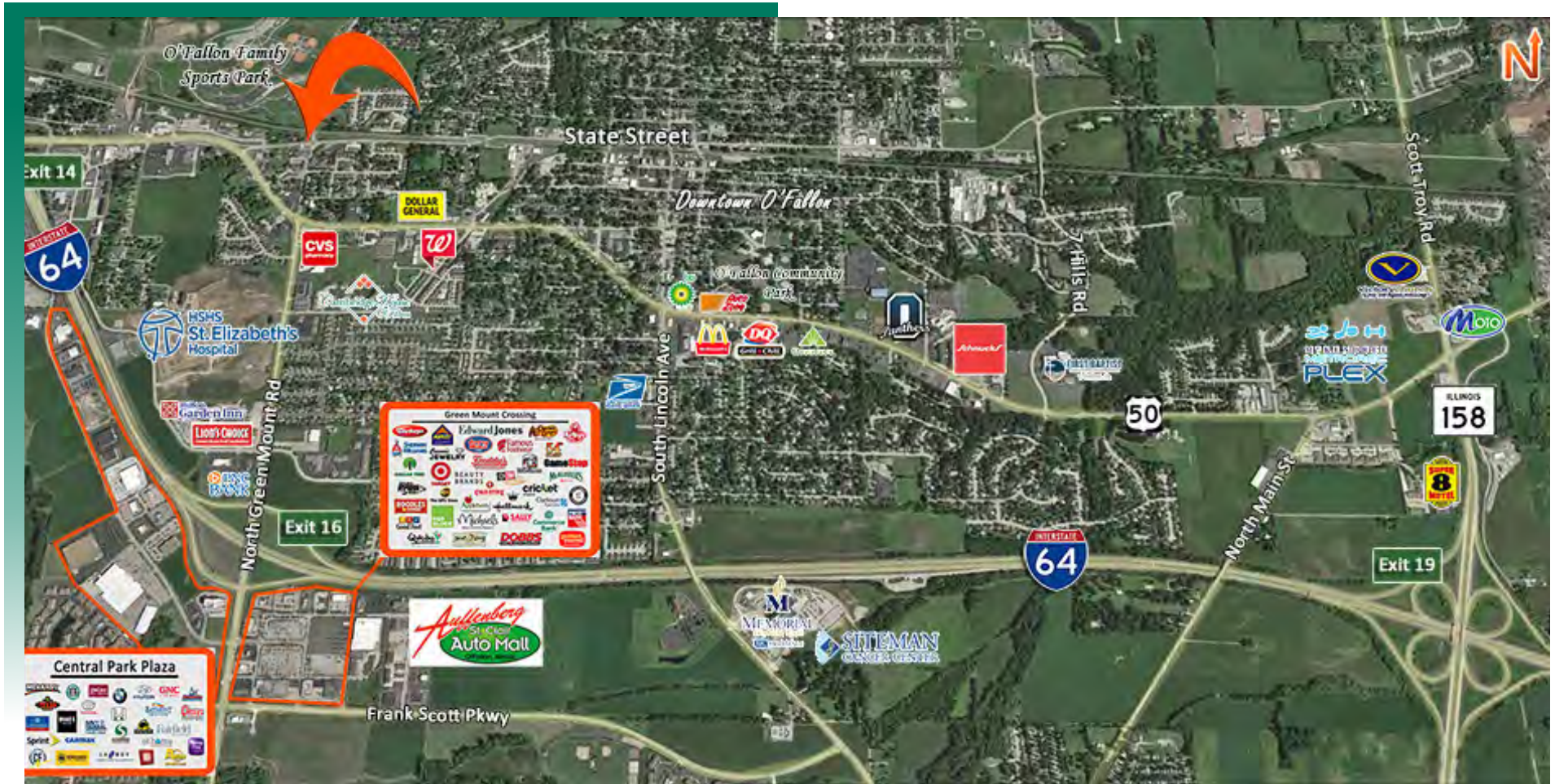


PROPERTY HIGHLIGHTS



AREA MAP

801 WEST STATE STREET, O'FALLON, IL 62269



LOCATION OVERVIEW

Located in a high growth corridor at the Corner of North Green Mount and West State at the Circle only 2/3 mile from I-64, exit 14. The property offers signage opportunities on State Street and parking availability for 26 vehicles, with an average daily traffic count of 15,400.



Frontage: 118'
Depth: 164'



I-64



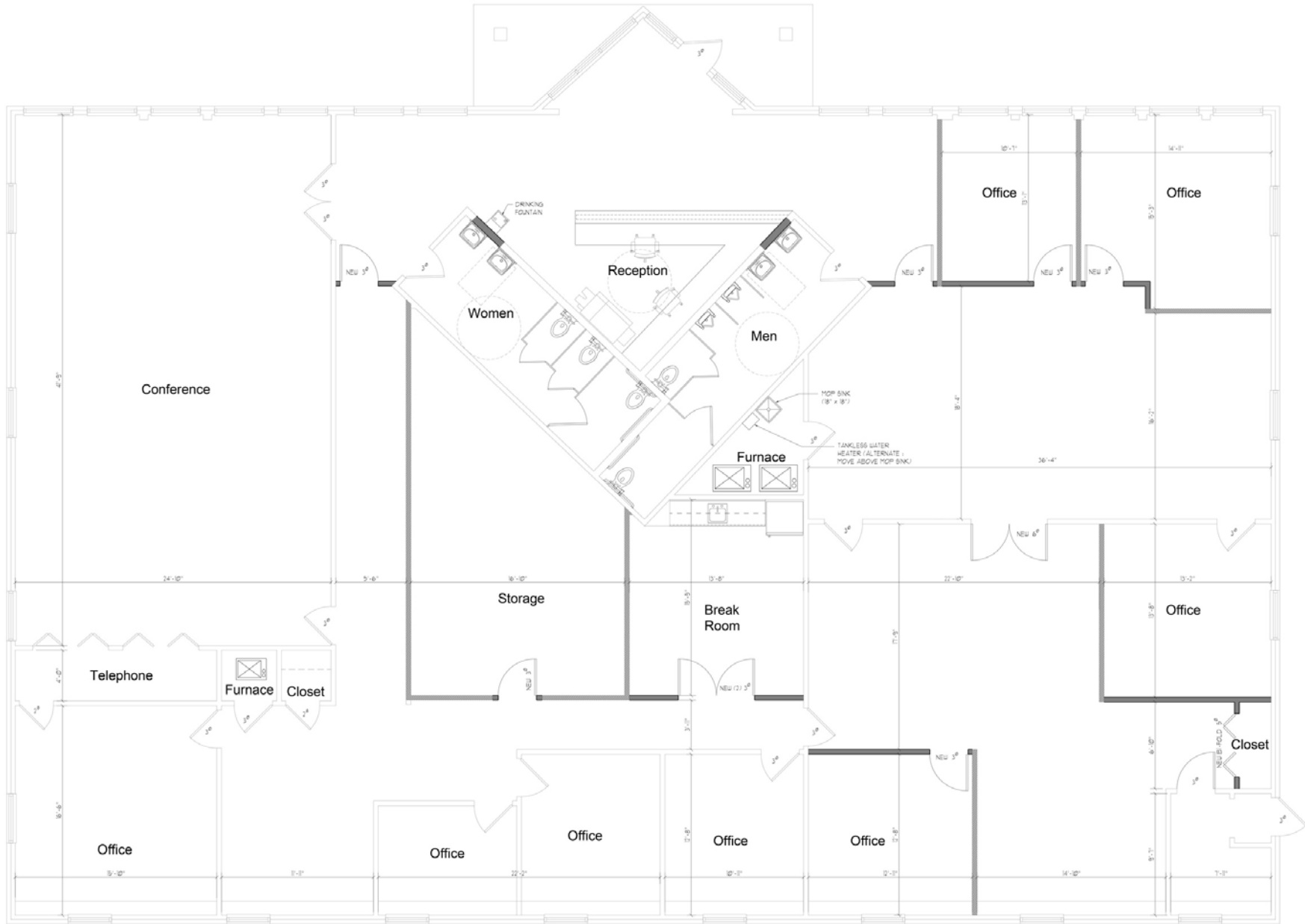
MidAmerica Airport
9 Miles



Exit 14

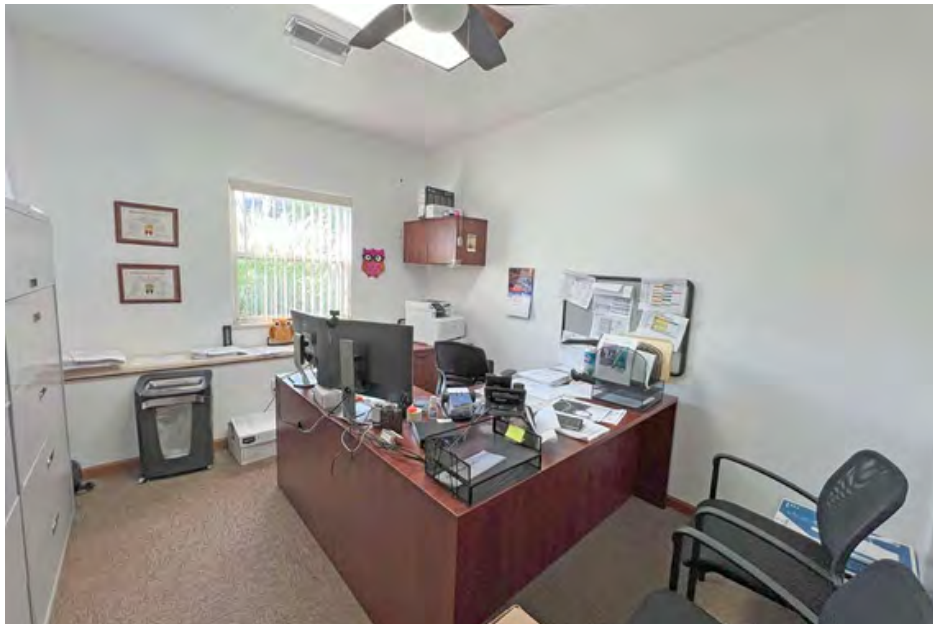
FLOOR PLAN

801 WEST STATE STREET, O'FALLON, IL 62269



PROPERTY PHOTOS

801 WEST STATE STREET, O'FALLON, IL 62269



OFFICE PROPERTY SUMMARY

#2813

801 WEST STATE STREET, O'FALLON, IL 62269

SALE INFORMATION

For Sale: NO
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION

For Lease: YES
Lease Rate: \$15.00/SF
Lease Type: NNN
Net Charges:
Cam Charges: \$3.00
Lease Terms:

SQUARE FOOT INFO:

Building Total: 6,472 SF
Total Available: 6,472 SF
Direct Lease: 6,472 SF
Sublease: 0 SF
Office: 6,472 SF
Min Divisible: 3,000 SF
Max Divisible: 6,472 SF

LAND MEASUREMENTS

Acres: 0.42 AC
Frontage: 118 FT
Depth: 164 FT

PROPERTY INFORMATION:

Parcel No: 03-25.0-409-025

County: St. Clair
Zoning: B-1
Prior Use: Professional Office
Complex:
Parking: 26
Traffic Count: 15,400 ADT
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$10,096.64
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1995
Rehab Year: 2019
Building Class: B
Clearance Min: 8 FT
Clearance Max: 10 FT
Roof: Metal
Exterior: Brick
Floors: 1
Signage: Monument & Building



TRANSPORTATION:

Interstate: I-64
Rail: NA
Barge: NA
Airport: MidAmerica Airport

COMMENTS:

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