

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

Break Room

Restrooms

8 Offices

LED Lighting

Rehab Year 2019

1,050 SF Conference Room

Reception Area

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



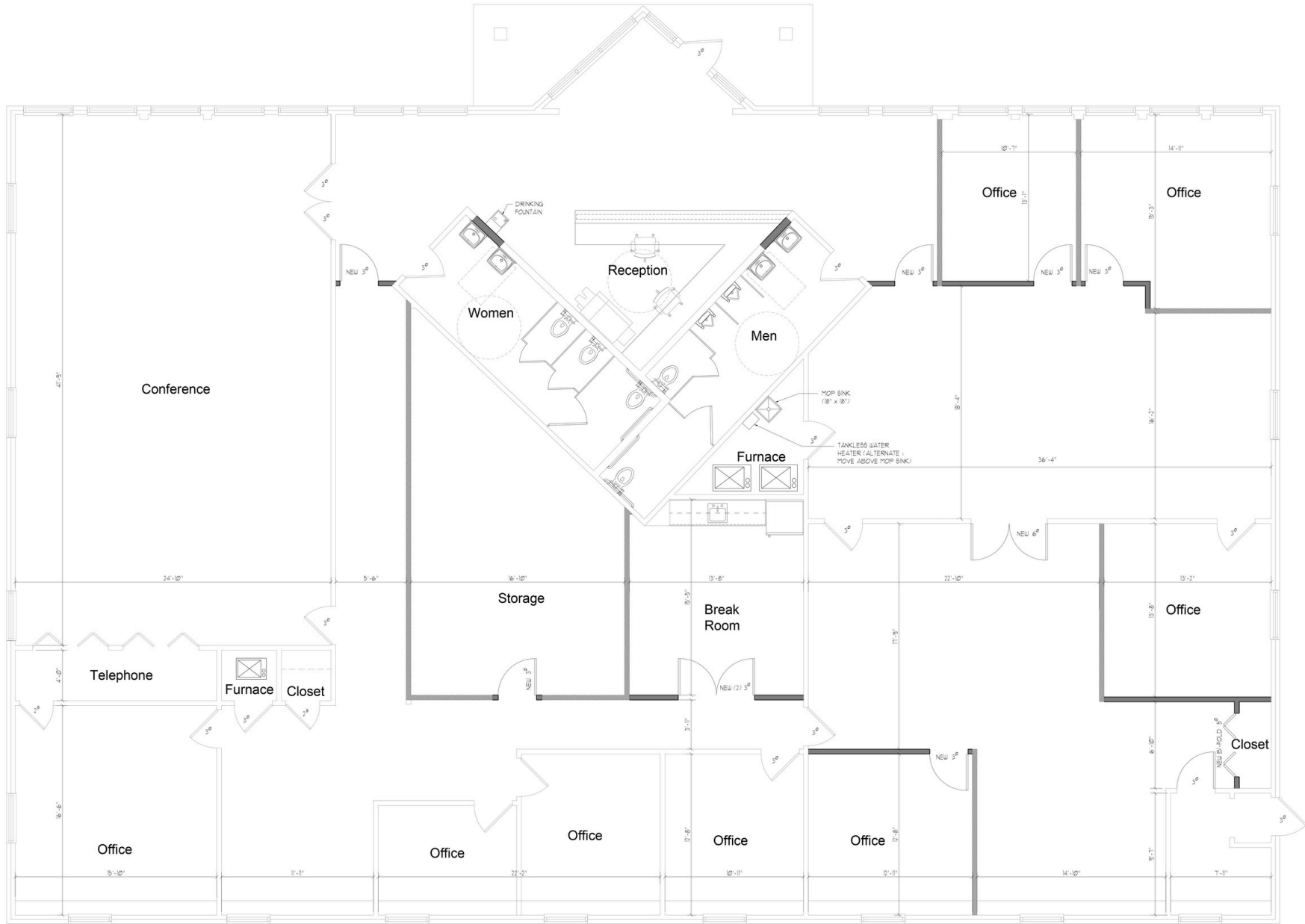
MidAmerica Airport
9 Miles



Exit 14

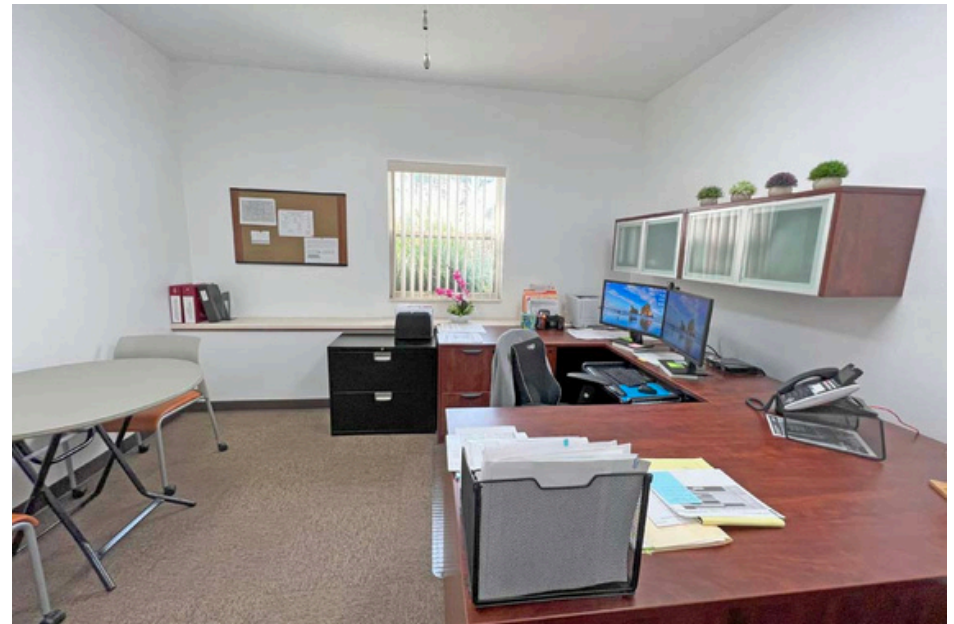
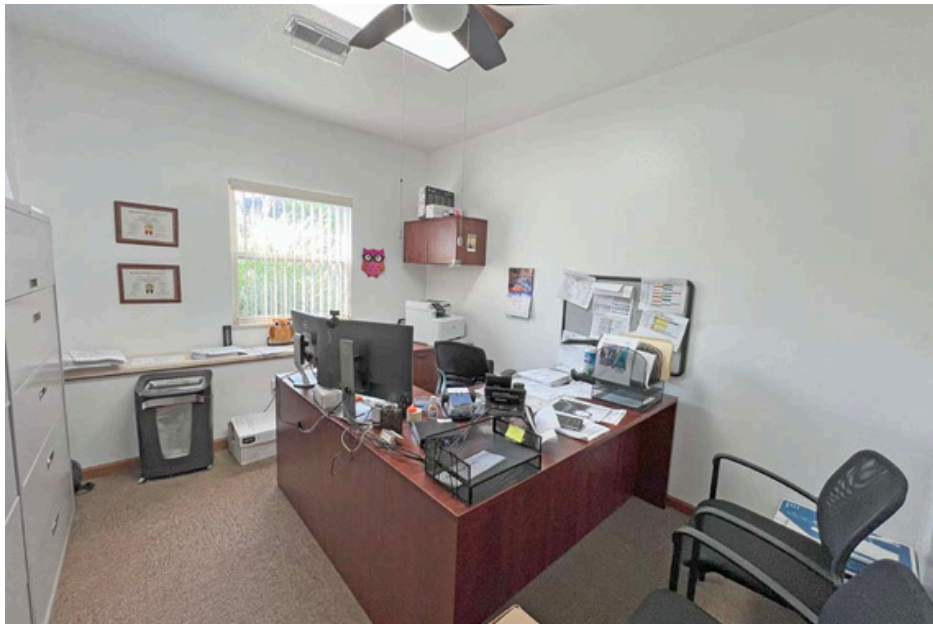
FLOOR PLAN

801 WEST STATE STREET, O'FALLON, IL 62269



PROPERTY PHOTOS

801 WEST STATE STREET, O'FALLON, IL 62269



OFFICE PROPERTY SUMMARY

801 WEST STATE STREET, O'FALLON, IL 62269

#2813

SALE INFORMATION

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

LEASE INFORMATION

For Lease: YES
Lease Rate: \$14.00/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: 6,472 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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