# er LEASE

1660 Essex Way O'Fallon, IL 62269

# **EXECUTIVE OFFICE SUITES**

## BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Mike Durbin Broker Associate Cell: (618) 960-8675 miked@barbermurphy.com



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.



- (3) executive office suites situated on Highway 50, inside Lakepoint Professional Center.
- Shared kitchen / breakroom, along with ADA restroom and bonus/storage room.
- Full Service lease including WiFi.
- Suites range from 135 SF 168 SF.

# PROPERTY HIGHLIGHTS





Brick Exterior



Rehab Year

2015





Restrooms Kite

Kitchenette

#### AREA MAP 1660 Essex Way O'Fallon, IL 62269



#### LOCATION OVERVIEW

Great visibility in a thriving area of O'Fallon, IL. Near Scott Air Force Base exit from I-64.

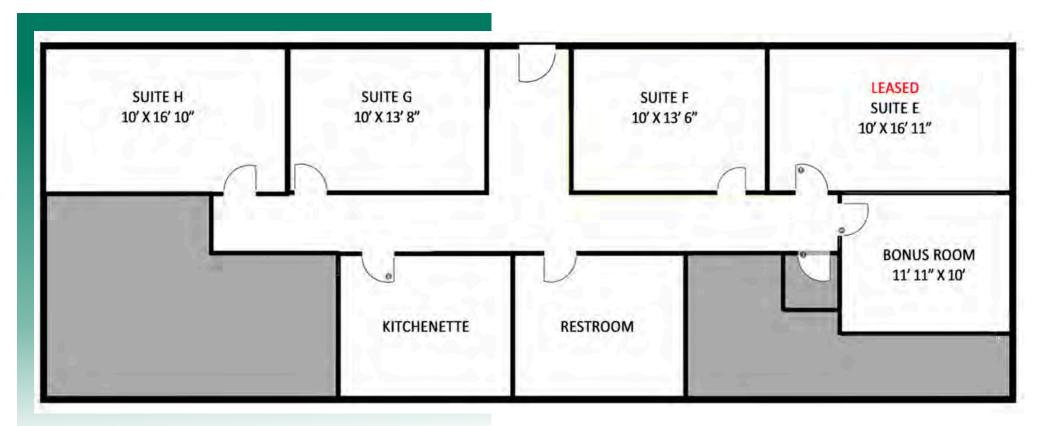
I-64

Scott Air Force Base

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### FLOOR PLAN

1660 Essex Way O'Fallon, IL 62269



- Suite H: 168 SF
- Suite G: 136 SF
- Suite F: 135 SF

#### OFFICE PROPERTY SUMMARY

1660 ESSEX WAY, O'FALLON, IL 62269

LISTING #	2858		
LOCATION DETAILS:			
Parcel #	6,300		
County:	IL - St. Clair		
Zoning:	B-1 (PUD)	PROFESSIONAL PARK	
PROPERTY OVERVIEW	l:		
Building SF:	6,300		
Vacant SF:	439		
Usable Sqft:	-	and the second second part of the second	
Min Divisible SF:	135		
Max Contig SF:	608	LEASE INFORMATION:	
Office SF:	439	Lease Rate: \$750.00/MO	
Retail SF:	-	Lease Type: Full Service	
Signage:	Monument, Building		
Lot Size:	0.09 Acres	FINANCIAL INFORMATION:	
Frontage:	75'	Taxes: \$17,469.06	
Depth:	50'	Tax Year: 2023	
Parking Spaces:	50	DEMOGRAPHICS:	
Parking Surface Type:	Asphalt	Traffic Count: 10,300	
STRUCTURAL DATA:			
Year Built:	1998	PROPERTY DESCRIPTION:	
Renovated:	2015	(3) executive office suites situated on Highway 50, inside Lakepoint Professional Center. Shared kitchen / breakroom, along with ADA restroom and bonus/storage room. Full Service lease including WiFi. Tremendous parking around three sides of the building.	
Building Class:	В		
Ceilings:	-		
Construction Type:	Brick	Suites range from 135 SF - 168 SF.	

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