

**FOR LEASE**

**1660 Essex Way  
O'Fallon, IL 62269**



**EXECUTIVE OFFICE SUITES**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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- **(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



3  
Offices



Brick  
Exterior



Rehab Year  
2015



Restrooms



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.



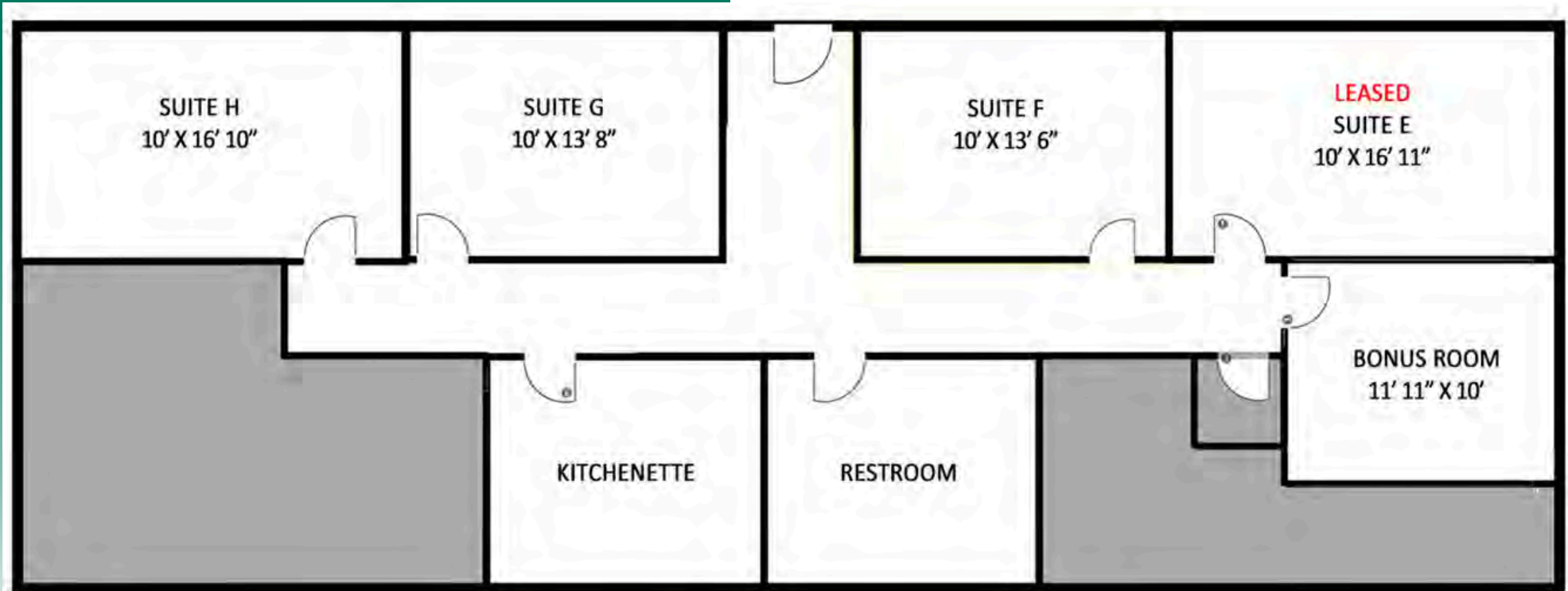
I-64

**EXIT**

Scott Air  
Force Base

# FLOOR PLAN

1660 Essex Way O'Fallon, IL 62269



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

\*Not to scale

# 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)

## PROPERTY OVERVIEW:

Building SF: 6,300  
Vacant SF: 439  
Usable Sqft: -  
Min Divisible SF: 135  
Max Contig SF: 608  
Office SF: 439  
Retail SF: -  
Signage: Monument, Building  
Lot Size: 0.09 Acres  
Frontage: 75'  
Depth: 50'  
Parking Spaces: 50  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 1998  
Renovated: 2015  
Building Class: B  
Ceilings: -  
Construction Type: Brick



## LEASE INFORMATION:

Lease Rate: \$750.00/MO  
Lease Type: Full Service

## FINANCIAL INFORMATION:

Taxes: \$17,469.06  
Tax Year: 2023

## DEMOGRAPHICS:

Traffic Count: 10,300

## PROPERTY DESCRIPTION:

(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.

Suites range from 135 SF - 168 SF.