

2 SUITES REMAINING

FOR 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

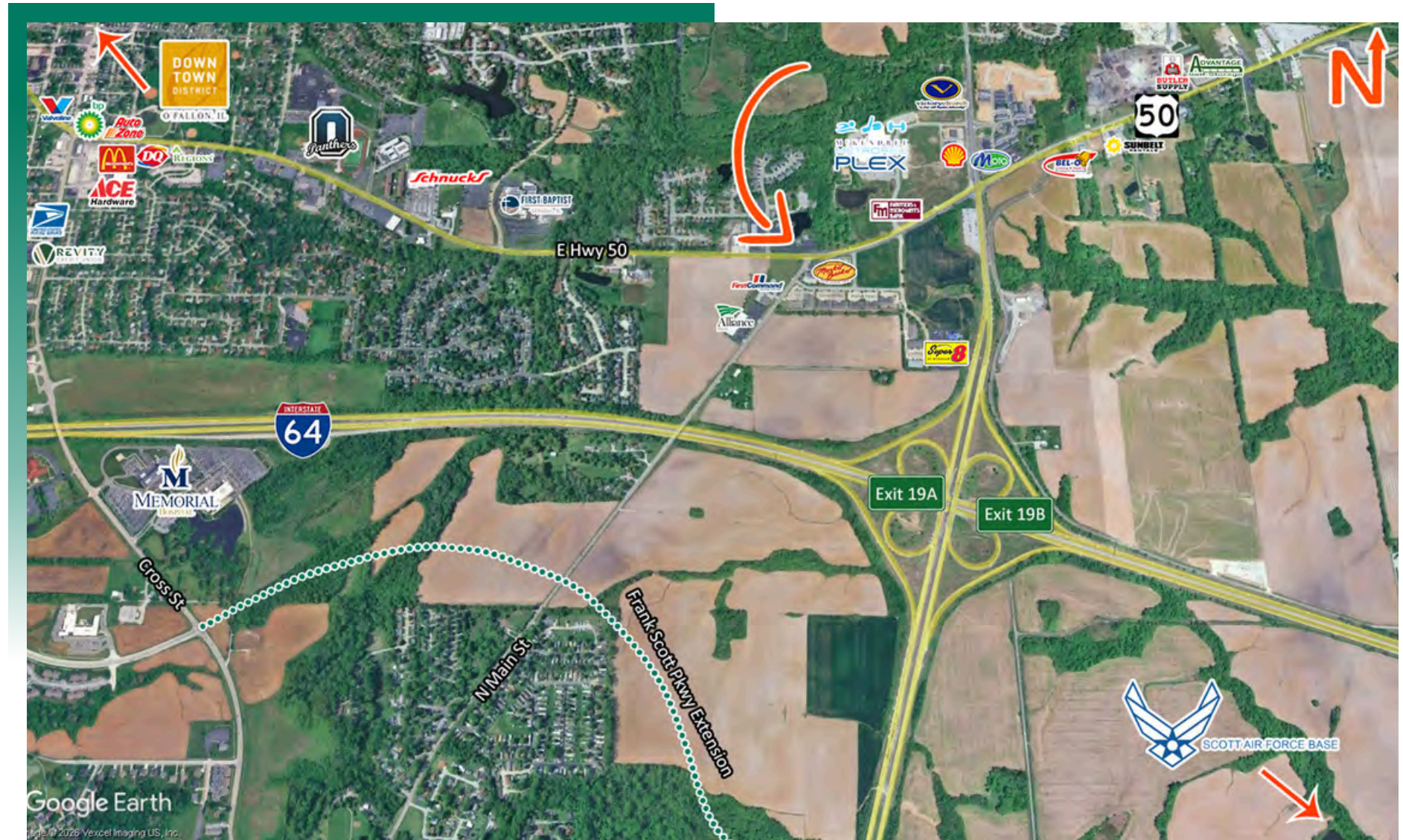
Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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.

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



- (2) executive office suites for lease
- Situated on Highway 50, inside Lakepoint Professional Center
- Shared kitchen/breakroom, along with an ADA restroom and bonus/storage room
- Full Service Lease including WIFI

PROPERTY PHOTOS

1660 Essex Way O'Fallon, IL 62269

EXTERIOR



OFFICE



OFFICE



KITCHENETTE



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: 271
Usable Sqft: 271
Min Divisible SF: 135
Max Contig SF: 136
Office SF: 271
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
Construction Type: Brick



LEASE INFORMATION:

REDUCED Lease Rate: \$700.00/Month
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$17,469.06
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 10,300

PROPERTY DESCRIPTION:

(2) executive office suites situated on Highway 50, inside Lakepoint Professional Center. Shared kitchen/breakroom, along with ADA restroom and bonus/storage room. Tremendous parking around three sides of the building.
\$750/Month - Full Service Lease including WiFi.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MIKE DURBIN

Broker Associate
O: (618) 277-4400
C: (618) 960-8675
miked@barbermurphy.com