

FOR LEASE

785 Wall Street Suite
200, O'Fallon, IL
62269



PROFESSIONAL OFFICE SUITE

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

Collin Fischer - CCIM
Principal
Cell: (618) 420-2376
collinf@barbermurphy.com



PROPERTY HIGHLIGHTS

785 Wall St. Suite 200, O'Fallon, IL 62269

2,028 SF Available



Kitchenette



Break Room



Shower



Conference Room



Reception Area



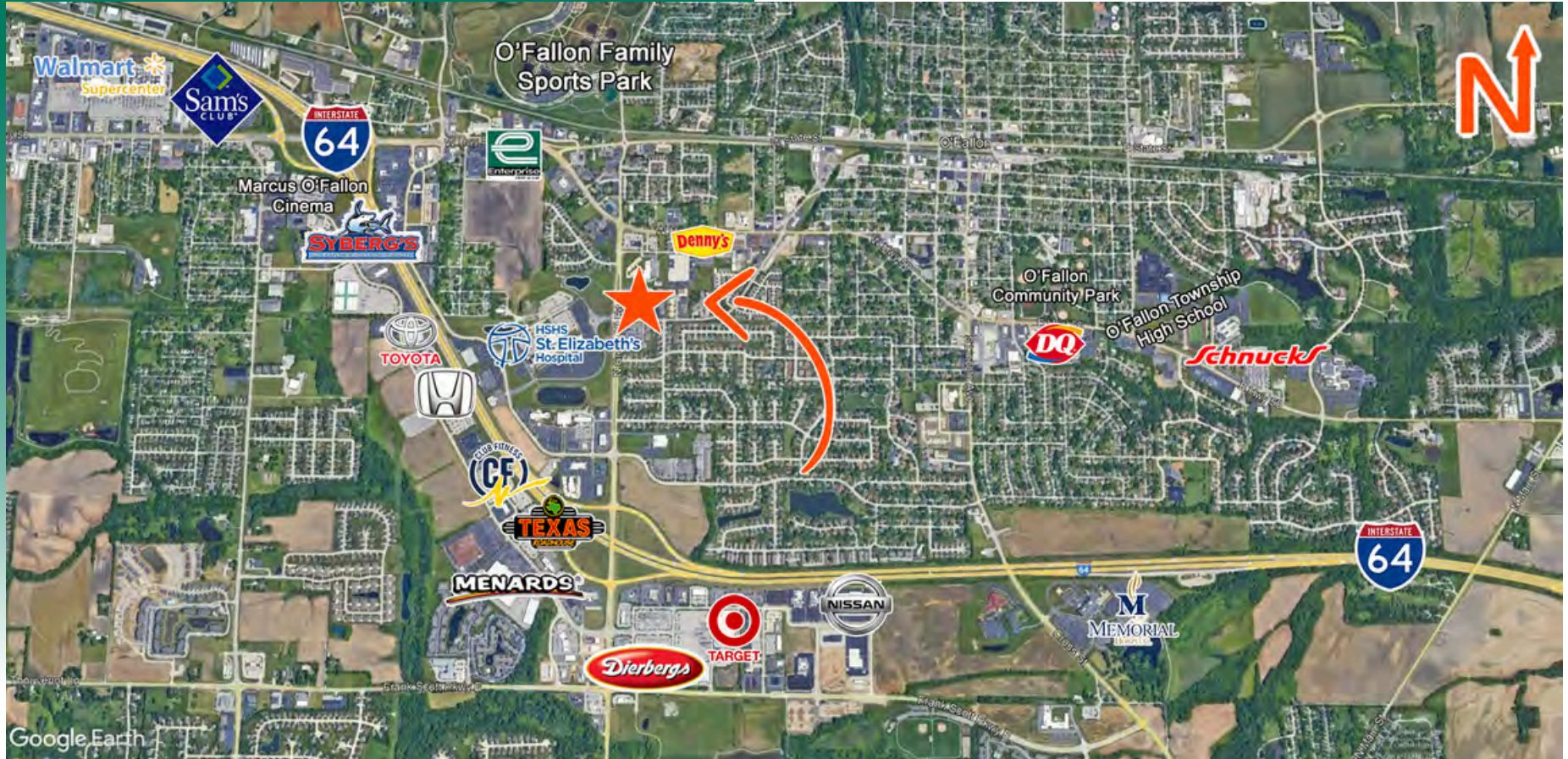
8 Offices



LED Lighting

AREA MAP

785 Wall St. Suite 200, O'Fallon, IL 62269

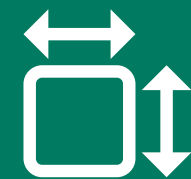


LOCATION OVERVIEW

Excellent location right across from St. Elizabeths's Hospital. 1/4 mile from Interstate 64, 1 block off Green Mount Rd. and in close proximity to Scott Air Force Base.



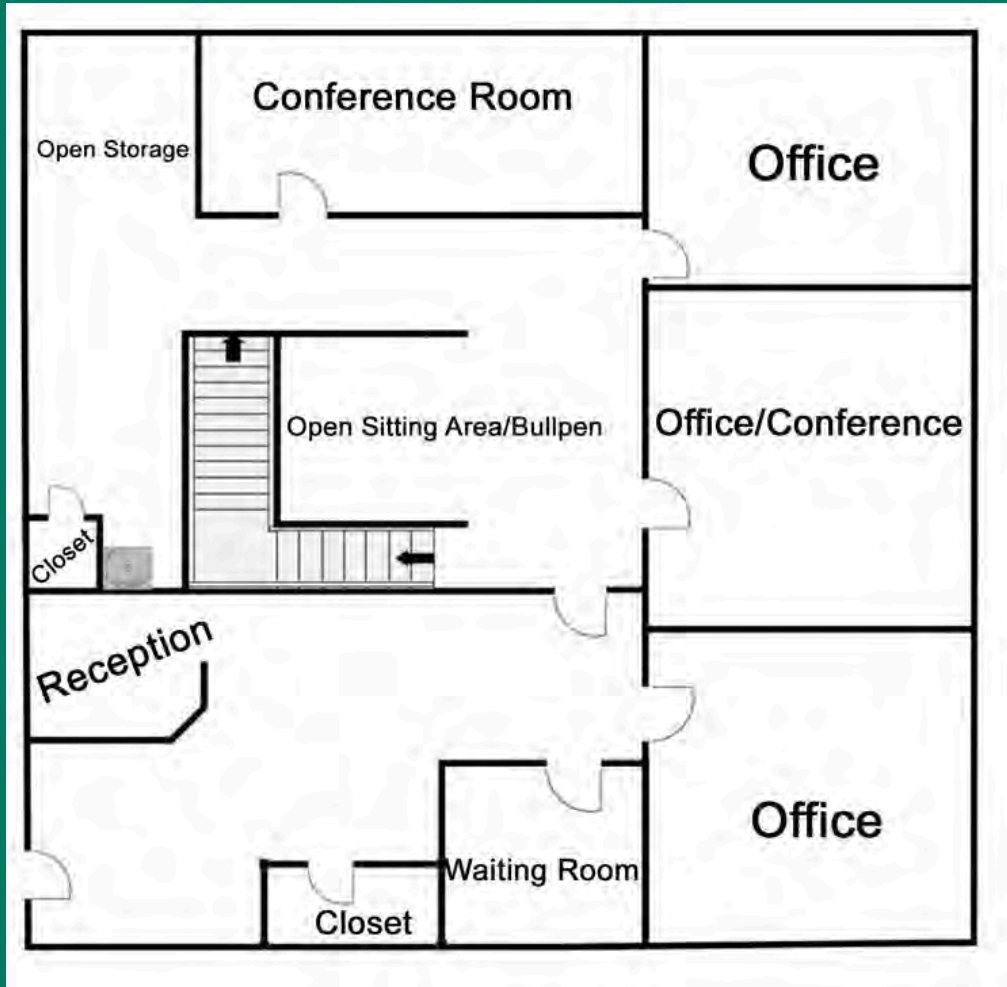
Scott Air Force Base



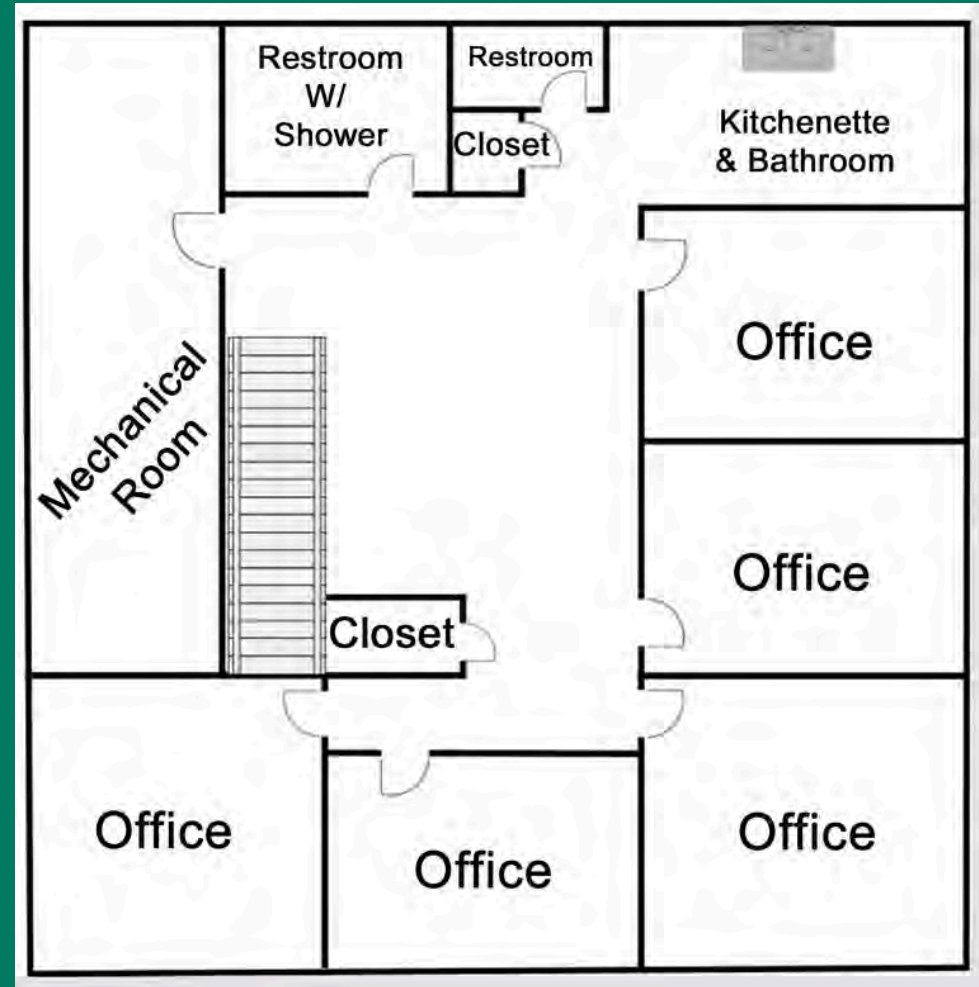
Frontage: 100'

FLOOR PLANS

785 Wall St. Suite 200, O'Fallon, IL 62269



Main Level



Lower Level

*Not to scale

PROPERTY PHOTOS

785 Wall St. Suite 200, O'Fallon, IL 62269

OPEN AREA SITTING ROOM



OPEN SITTING AREA



SMALL KITCHENETTE



This suite offers high-end finishes throughout the main (2,028 SF) and lower level (2,028 SF)

Main level has an open sitting area outside offices and conference room

High ceilings with oversized doors

PROPERTY PHOTOS

785 Wall St. Suite 200, O'Fallon, IL 62269

VESTIBULE W/ RESTROOMS



RECEPTION



LARGE OFFICE



3 Offices

Shared restrooms in vestibule

Reception with a small consultation room
in front of suite

Conference Room

(2) of the offices on both the main level
and lower level are oversized

PROPERTY PHOTOS

785 Wall St. Suite 200, O'Fallon, IL 62269

INTERVIEW ROOM



LOWER LEVEL HALLWAY



LOWER LEVEL OFFICE HALLWAY



Additional 2,028 SF on lower level

2 private bathrooms with a shower

Storage room and large data room

Kitchenette

PROPERTY PHOTOS

785 Wall St. Suite 200, O'Fallon, IL 62269

LOWER LEVEL OFFICE



LOWER LEVEL BREAKROOM



LOWER LEVEL LARGE OFFICE



LOWER LEVEL LARGE OFFICE 2



OFFICE/RETAIL PROPERTY SUMMARY

#2912

785 Wall St. Suite 200, O'Fallon, IL 62269

LEASE INFORMATION:

Lease Rate per SF: \$13.50
Lease Rate per Month: -
Lease Type: NNN
Net Charges: \$3.50
Cam Charges: -
Lease Terms: -

SQUARE FOOT INFO:

Building Total: 4,056 SF
Direct Lease: 4,056 SF
Sublease: 0 SF
Office: 2,028 SF
Retail: -
Min Divisible: -
Max Contiguous: -



PROPERTY INFORMATION:

Parcel No: 04-30.0-303-051
County: St. Clair
Zoning: B-1
Prior Use: Counselor's Office
Complex: -
Parking: 17, Concrete
Traffic Count: 3,200
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$11,119.84
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1998
Rehab Year: 2020
Building Class: A
Clearance Min: 7'
Clearance Max: 9'
Roof: Shingle
Exterior: Brick
Floors: 2
Signage: Building

TRANSPORTATION:

Interstate: I-64
Rail: N/A
Barge: N/A
Airport: Mid-America

COMMENTS:

Well-maintained business park with multiple medical and other professional services throughout.



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



Collin Fischer - CCIM
Principal
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com