

# FOR LEASE

# 4,056 SF PROFESSIONAL OFFICE SUITE

785 Wall St., O'Fallon, IL 62269



**LEASE RATE: \$13.50/SF, NNN**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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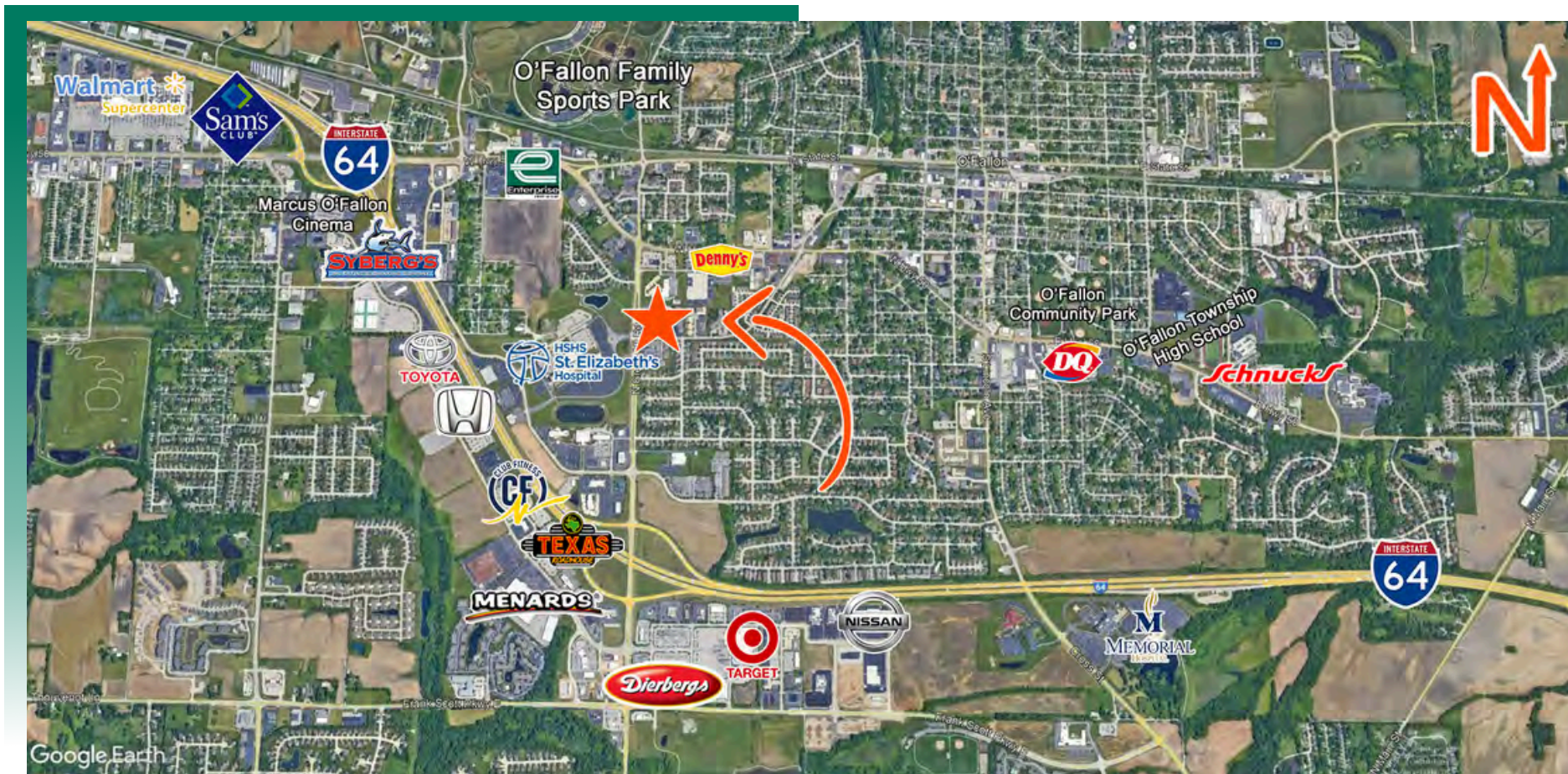
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# AREA MAP

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



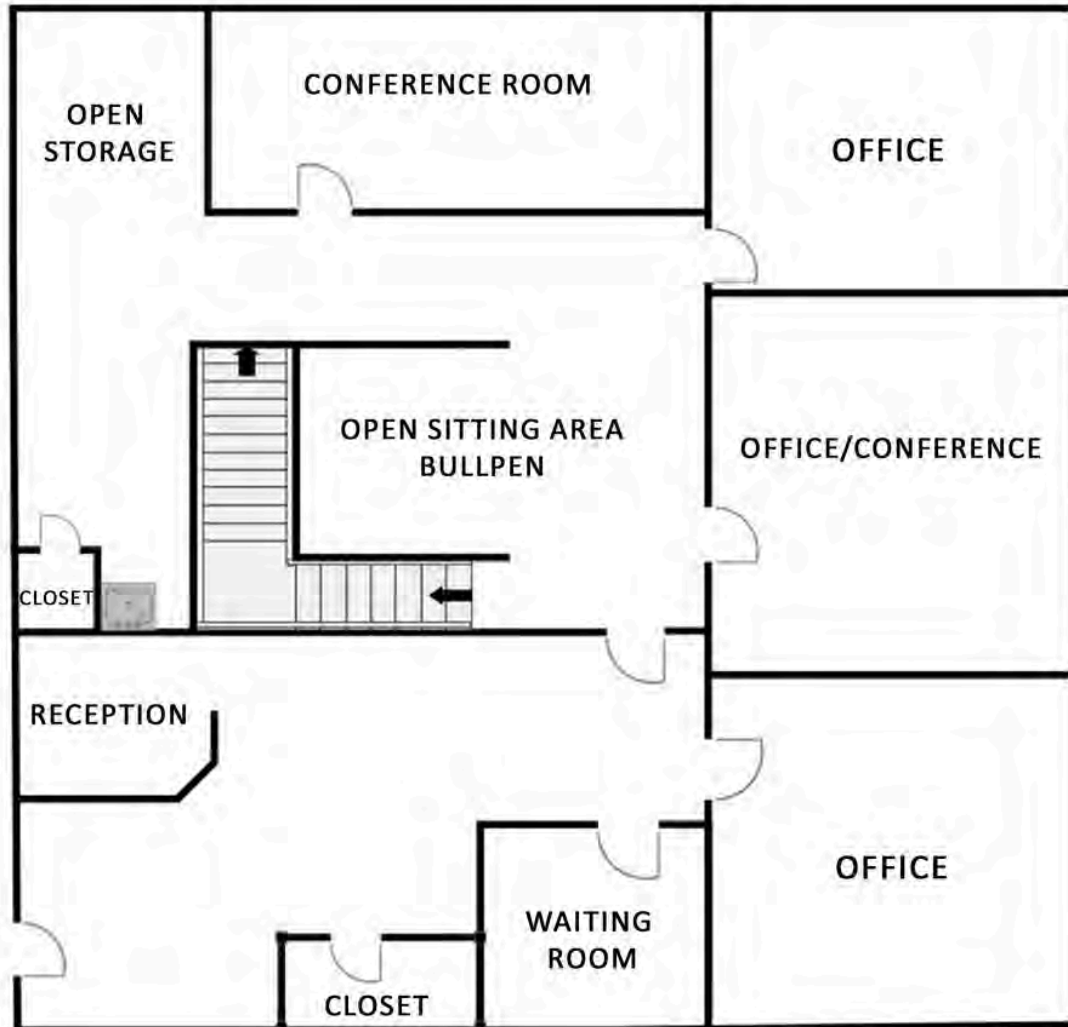
## LOCATION OVERVIEW

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

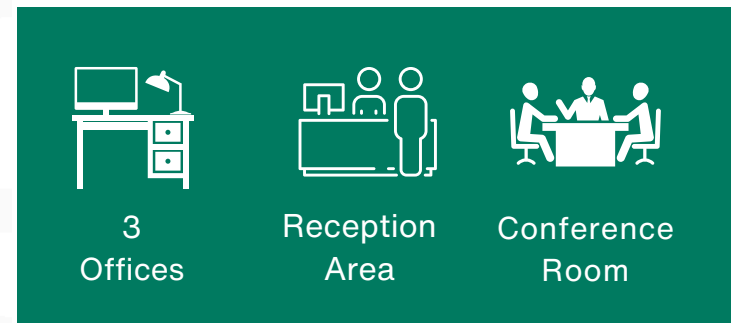
# MAIN LEVEL FLOOR PLAN & DESCRIPTION

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

The main level suite offers high-end finishes throughout, an open sitting area just outside the offices and conference room, and high ceilings with oversized doors.



- **3 Offices - two of which are oversized**
- **Shared restrooms in vestibule**
- **Reception with a small consultation room in front of suite**
- **Conference Room**



\*Not to scale

# PHOTOS - MAIN LEVEL

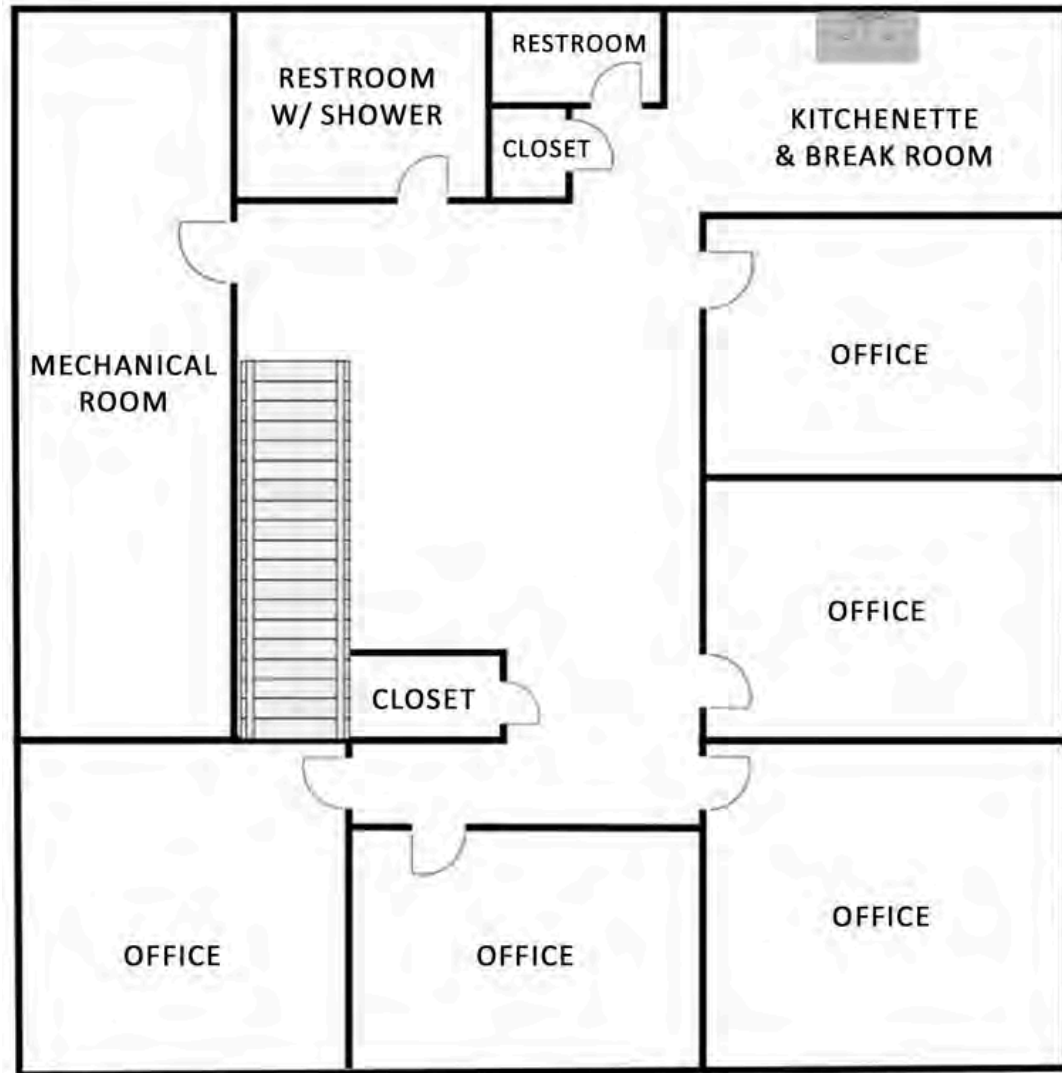
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# LOWER LEVEL FLOOR PLAN & DESCRIPTION

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

2,028 SF lower level also offers high end finishes. Private offices two of which are oversized, and large breakroom/kitchenette



- Additional 5 offices on lower level
- 2 private bathrooms with a shower
- Storage room and large data room
- Kitchenette



\*Not to scale

# PHOTOS - LOWER LEVEL

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



# 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:	4,056 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.



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