

FOR LEASE

109 West 1st Street
O'Fallon, IL 62269



2,500 SF OFFICE/RETAIL SPACE

BARBERMURPHY

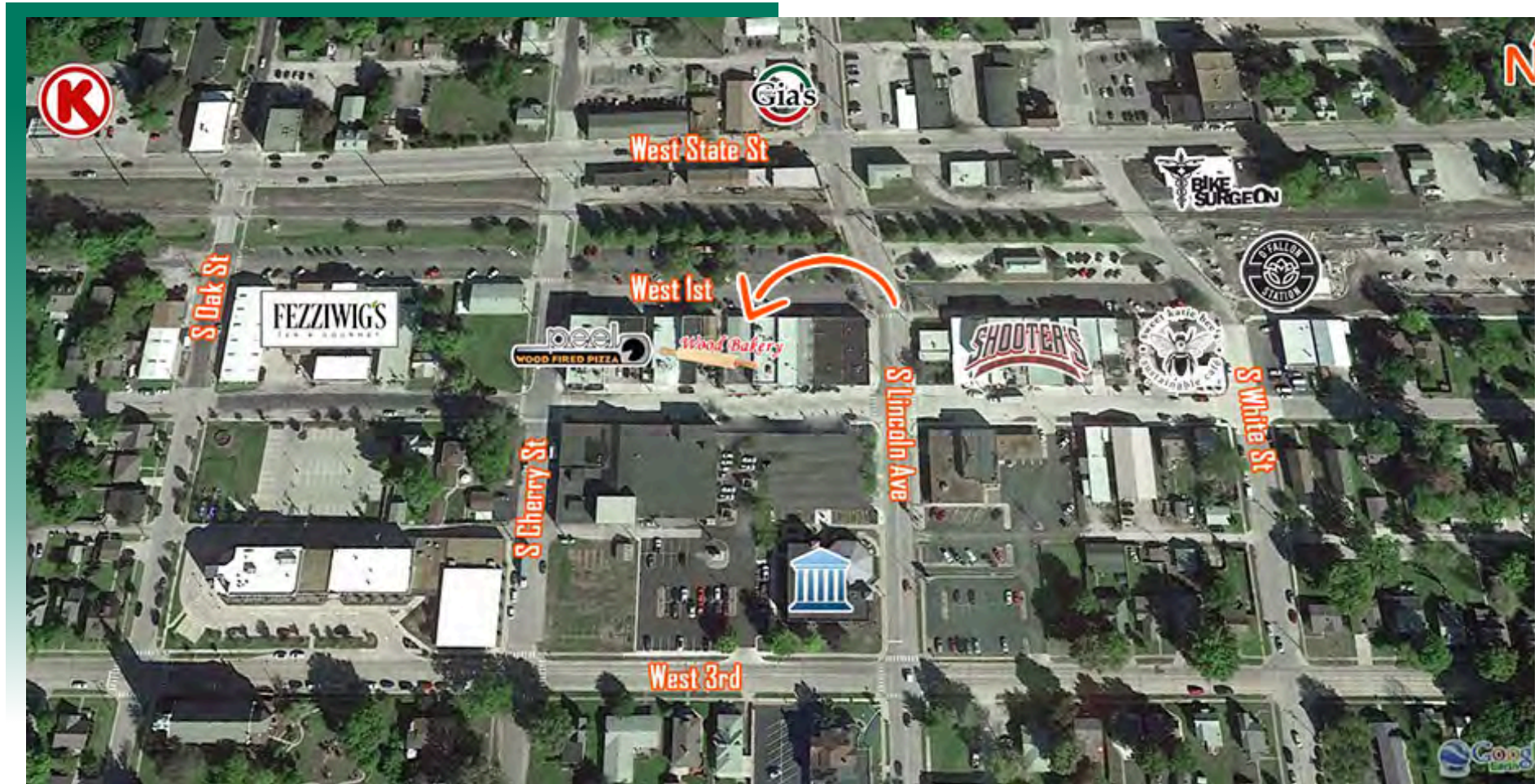
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

109 West 1st St., O'Fallon, IL 62269



LOCATION OVERVIEW

Located in the O'Fallon Downtown District, this space is positioned between Woods Bakery, Homes by Janell and Steven Mueller Florist. The district is known for hosting various events that bring the community together for family-friendly fun with food, live music and activities for all age groups. The Downtown District is located in the heart of O'Fallon and hosts the Vine Street Market and several quality restaurants.

PROPERTY PHOTOS/DESCRIPTION

109 West 1st St., O'Fallon, IL 62269

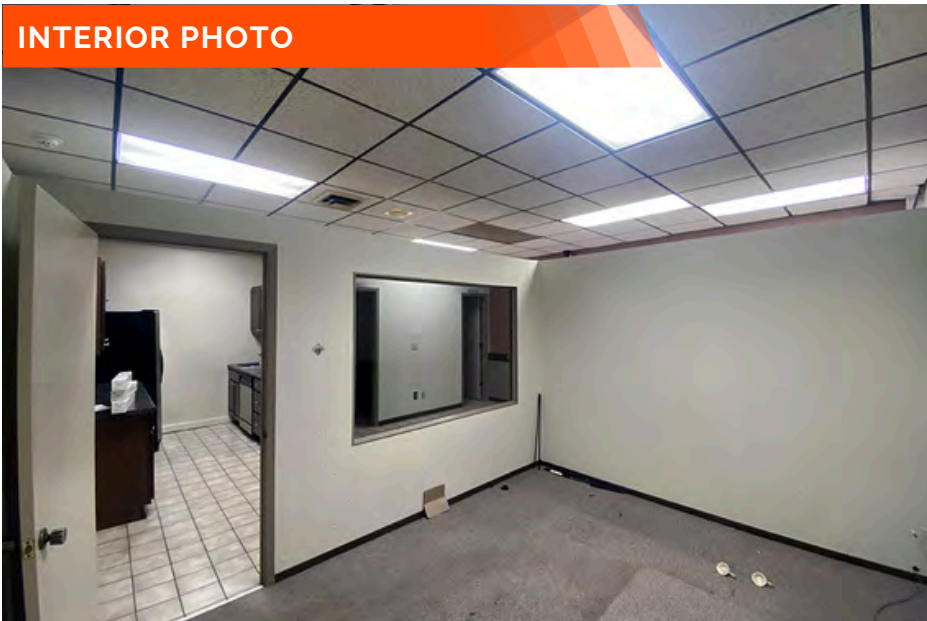
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Space was last used for a insurance office. Currently setup with a small waiting area, four offices, 2 restrooms, kitchenette, large admin area and store room. Landlord is Remodeling space with a new Glass Storefront and bringing the space to white box for the new tenant. **Now is the time to contact us to discuss your dream layout.**

OFFICE/RETAIL PROPERTY SUMMARY

#2925

109 West 1st St., O'Fallon, IL 62269

LEASE INFORMATION:

Lease Rate per SF: \$18.24
Lease Rate per Month: \$3,800
Lease Type: Modified Gross
Net Charges: N/A
Cam Charges: N/A
Lease Terms:

SQUARE FOOT INFO:

Building Total: 2,500 SF
Direct Lease: 2,500 SF
Sublease: 0 SF
Office: 2,500 SF
Retail: 2,500 SF
Min Divisible: 2,500 SF
Max Contiguous: 2,500 SF



PROPERTY INFORMATION:

Parcel No: 04-30-0-404-008
County: St. Clair
Zoning: B-1
Prior Use: Office
Complex:
Parking: Shared Lo
Traffic Count: 7,300
TIF: N/A
Enterprise Zone: N/A
Foreign Trade Zone: N/A
Survey: N/A
Property Tax: \$3,696
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1954
Rehab Year: 1975
Building Class: -
Clearance Min: -
Clearance Max: -
Roof: Flat
Exterior: Brick
Floors: 1
Signage:

TRANSPORTATION:

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

COMMENTS:

2,500 SF Office/Retail for Lease.
Former Insurance Office.

