

# FOR LEASE

721 W Hwy 50  
Suite 707  
O'Fallon, IL 62269



**LEASE RATE: \$19/SF, GROSS**

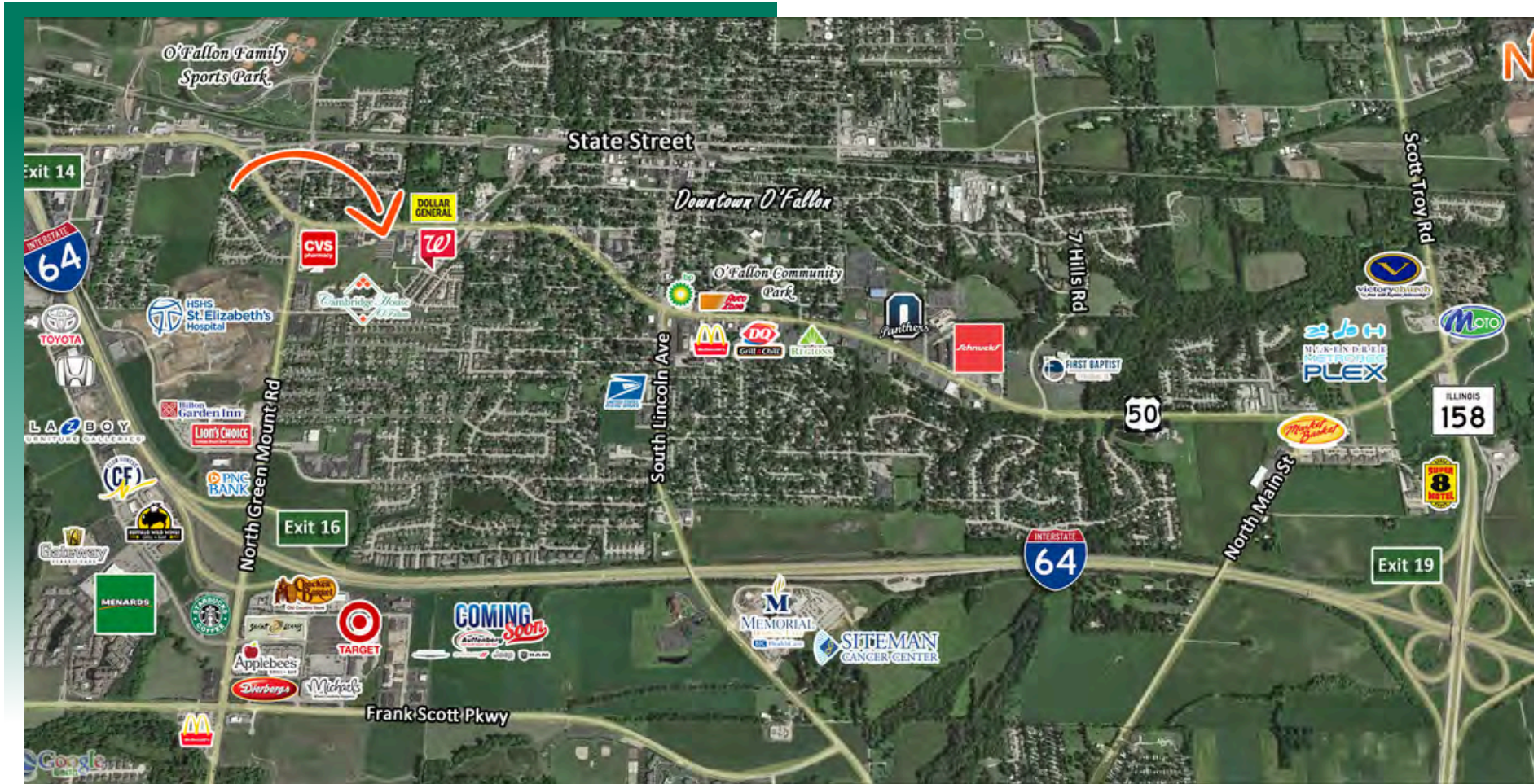
**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

721 W Hwy 50, O'Fallon, IL 62269



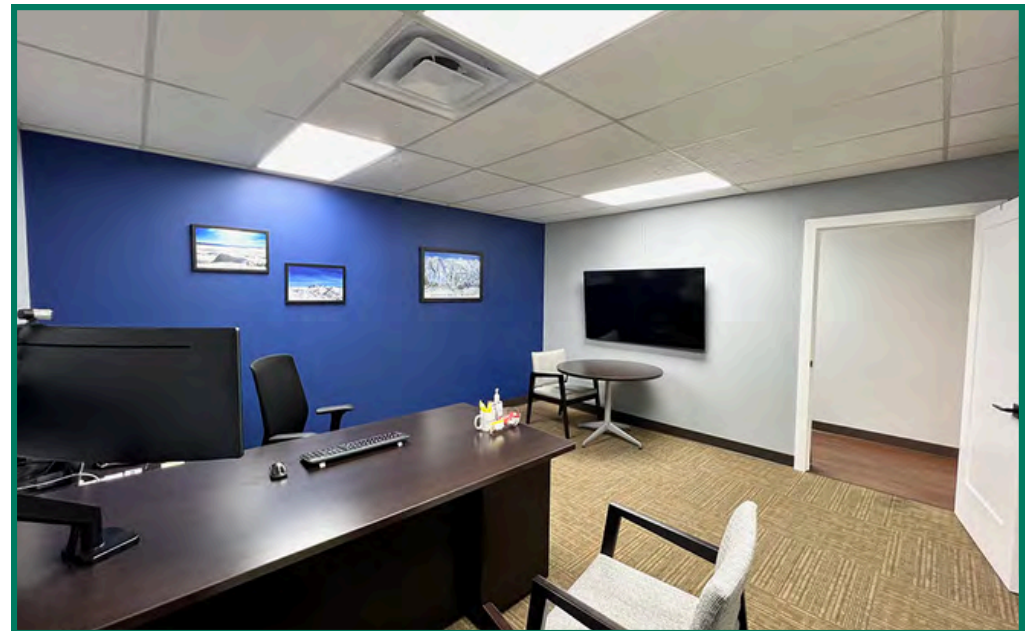
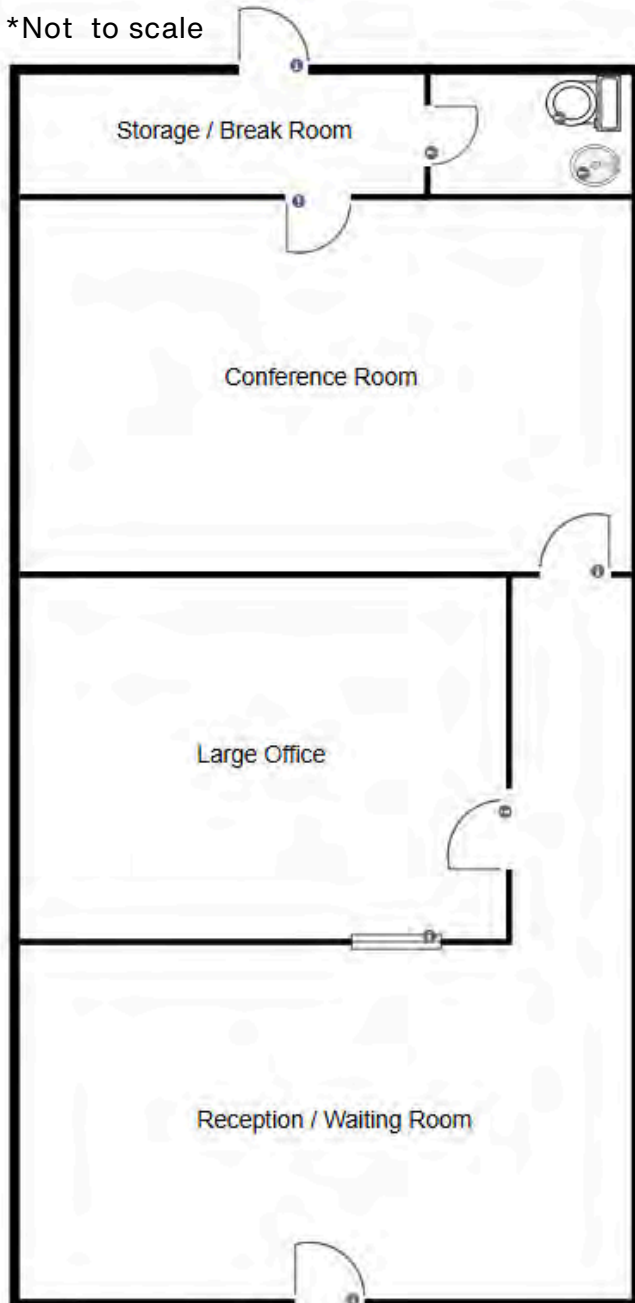
## LOCATION OVERVIEW

Located within a thriving mixed use strip center with 13,000 ADT, near the intersection of Highway 50 and Greenmount Rd.

# FLOOR PLAN / PHOTOS

721 W Hwy 50, O'Fallon, IL 62269

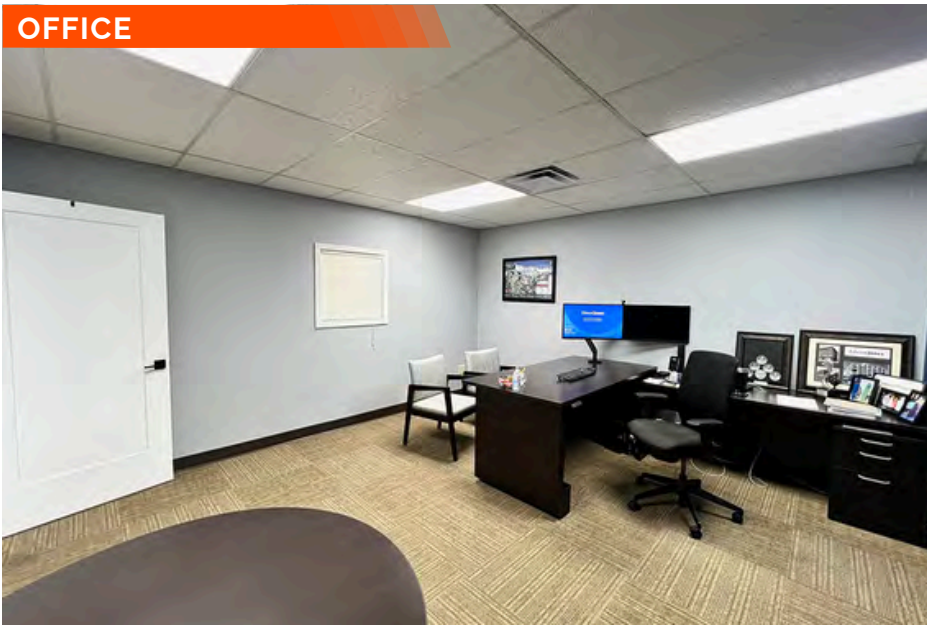
\*Not to scale



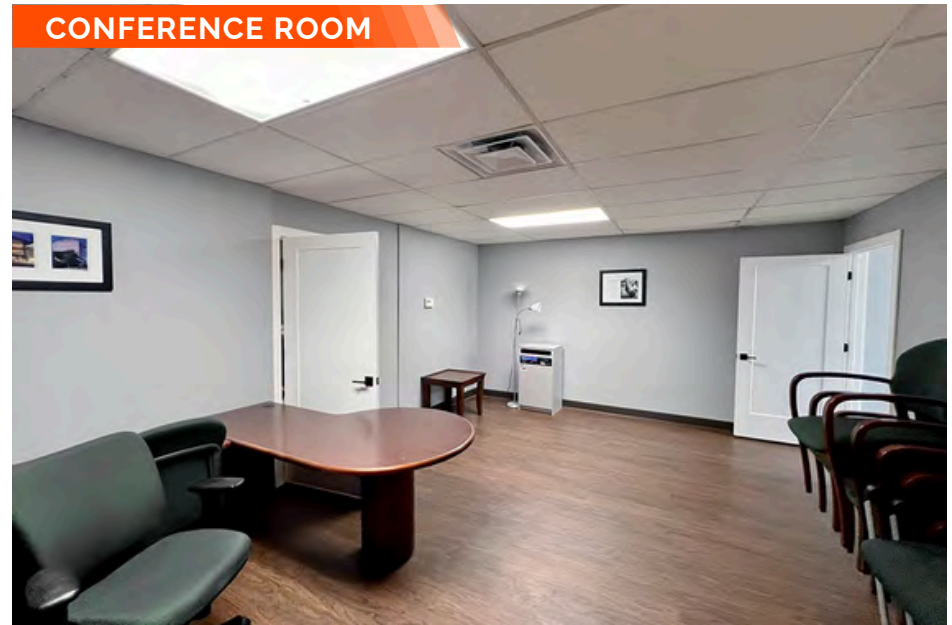
# PROPERTY PHOTOS

721 W Hwy 50, O'Fallon, IL 62269

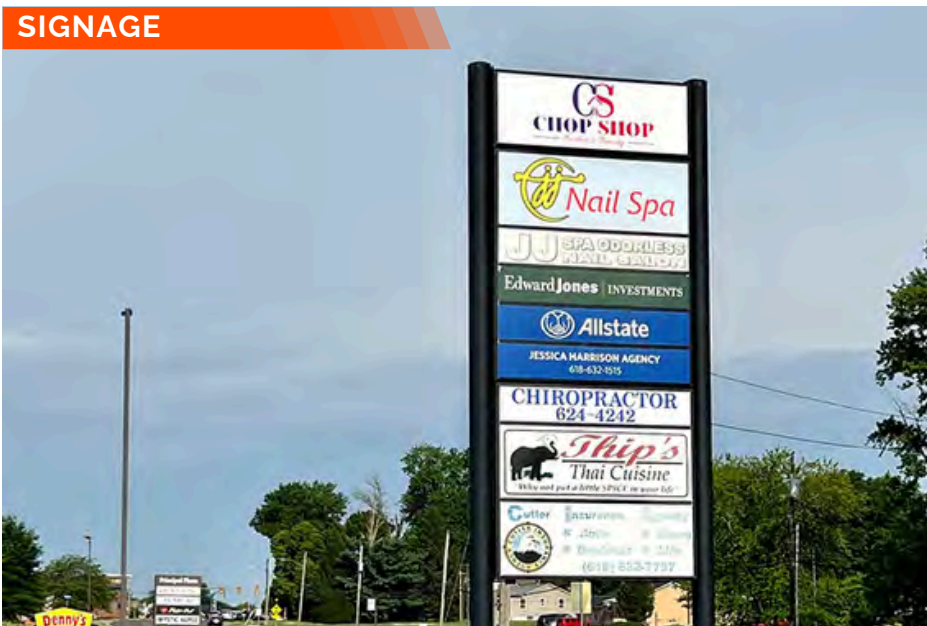
OFFICE



CONFERENCE ROOM



SIGNAGE



HALLWAY



# OFFICE/RETAIL PROPERTY SUMMARY

721 W HIGHWAY 50

**LISTING #** 1885

## LOCATION DETAILS:

**Parcel #:** 04-30.0-303-027  
**County:** IL - St. Clair  
**Zoning:** B-1 - City of O'Fallon

## PROPERTY OVERVIEW:

**Building SF:** 9,000  
**Min Divisible SF:** 1,000  
**Max Contig SF:** 1,000  
**Office SF:** 1,000  
**Retail SF:** 1,000  
**Signage:** Marquee,Building  
**Lot Size:** 3.22 Acres  
**Frontage:** 300  
**Depth:** 500  
**Parking Spaces:** 38  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1988  
**Building Class:** B  
**Ceilings:** 7'-9'



## LEASE INFORMATION:

**Lease Rate:** \$19.00 / SF  
**Lease Type:** Gross

## FINANCIAL INFORMATION:

**Taxes:** \$25,772.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 12,900

## PROPERTY DESCRIPTION:

1,000 SF professional office suite available for lease. Curbside parking and marquee signage available.