

# FOR SALE -OR- LEASE

734 Cambridge Blvd.,  
Suite 100,  
O'Fallon, IL 62269



**3,400 SF OFFICE/GARAGE AVAILABLE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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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

734 Cambridge Boulevard, O'Fallon, IL 62269



## LOCATION OVERVIEW

The office is strategically situated in O'Fallon, IL, within 1 mile of HSHS Hospital. Located just off highway 50 behind Walgreens. Its close proximity to I-64 and St. Louis, MO, offers convenient access to a major metropolitan area.



10 PARKING SPACES



7 OFFICES AND EXAM ROOMS



I-64 EXIT 16  
HWY 50



2,600 ADT

# FLOOR PLAN

734 Cambridge Boulevard, O'Fallon, IL 62269



\*Not to Scale



# PROPERTY PHOTOS

734 Cambridge Boulevard, O'Fallon, IL 62269



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# OFFICE/RETAIL PROPERTY SUMMARY

734 CAMBRIDGE BLVD

**LISTING #** 2783

## LOCATION DETAILS:

**Parcel #:** 04-30-0-303-077  
**County:** IL - St. Clair,IL - Madison  
**Zoning:** B-2

## PROPERTY OVERVIEW:

**Building SF:** 4,555  
**Vacant SF:** 3,400  
**Usable Sqft:** 4,555  
**Min Divisible SF:** 3,400  
**Max Contig SF:** 3,400  
**Office SF:** 4,555  
**Retail SF:** -  
**Signage:** Monument  
**Lot Size:** 0.27 Acres  
**Frontage:** 208  
**Depth:** 110  
**Parking Spaces:** 25  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2006  
**Yr Renovated:** 2006  
**Building Class:** B  
**Ceilings:** -  
**Construction Type:** Combination,Brick

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** Yes



## SALE/LEASE INFORMATION:

**Sale Price:** \$747,000  
**Price / SF:** \$164.00  
**Lease Rate:** \$15.00 - \$15.00  
**Lease Type:** Modified Gross  
**NNN Expenses:** -  
**CAM:** \$0.00

## FINANCIAL INFORMATION:

**Taxes:** \$17,537.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 2600

## PROPERTY DESCRIPTION:

For Sale or Lease- Two Unit Office building in O'Fallon Suite 100 is 3,400 SF and is vacant. The suite features 7 rooms to use as offices or exam rooms with an attached heated/cooled 3 car garage. The office space includes six offices/exam rooms and one executive office/exam room with a private bathroom. Common areas include a waiting room, break room, and storage room. The space was previously used as a chiropractic office and has a lead wall for an x-ray machine. Suite 200 is 1,155 SF and is currently being leased as a doctor's office.



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