



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

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AREA MAP

734 Cambridge Blvd., 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.





Frontage: 160' Depth: 300'



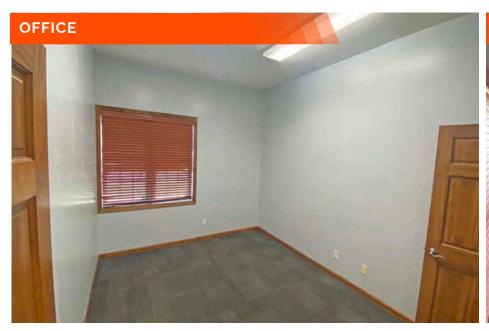




Exit 16

SUITE 100 - FOR LEASE OR OWNER USE

734 Cambridge Blvd., O'Fallon, IL 62269







3,400 SF suite features 6 office/exam rooms and one executive office with a private restroom.

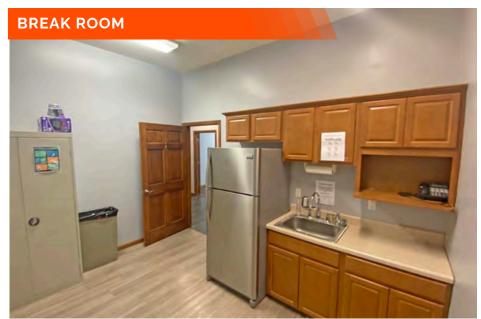
Common areas include a reception area, break room, storage room and two restrooms.

There is also an attached, heated/cooled 3-car garage.

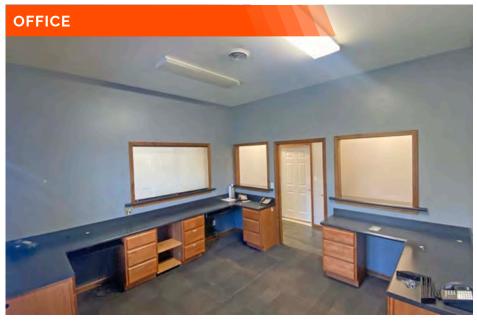
Lease Rate: \$15/SF, Modified Gross

SUITE 100 - ADDITIONAL IMAGES

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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

B-2 Zonina:

PROPERTY OVERVIEW:

Building SF: 4,555 Vacant SF: 3,400 Usable Saft: 4.555 Min Divisible SF: 3,400 4555 Max Contig SF: Office SF: 4,555

Monument Signage: Lot Size: 0.27 Acres

Frontage: 208 Depth: 110 25 **Parking Spaces:** Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2006 Yr Renovated: 2006

В **Building Class:**

Construction Type: Combination.Brick

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

\$737.000 Sale Price:

Price / SF: \$161.80

Lease Rate: \$15.00/SF

Lease Type: Modified Gross

FINANCIAL INFORMATION:

\$17,537.00 Taxes:

Tax Year: 2024

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. Space includes six offices/exam rooms and one executive office/exam room with a private restroom. Common areas include a reception area, break room, storage room and two restrooms. The space was previously used as a chiropractic office and has a lead wall for an x-ray machine. There is also an attached heated/cooled 3-car garage.

Suite 200 is 1,155 SF and is currently being leased as a doctor's office with \$1,400 of income per month.



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