

FOR LEASE

1662 Windham Way
O'Fallon, IL 62269



1,500 SF OFFICE SUITE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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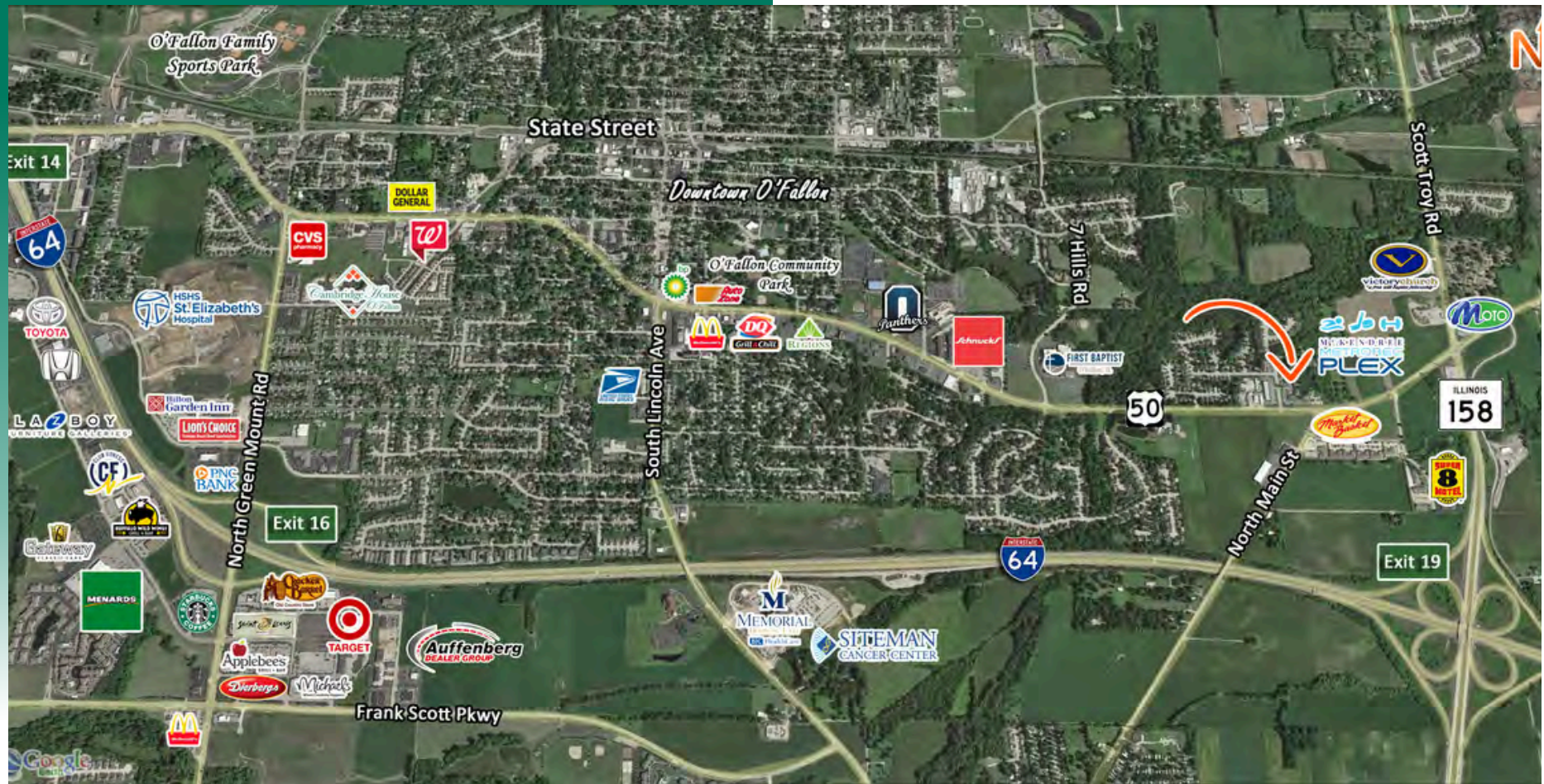
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1662 Windham Way, O'Fallon, IL



LOCATION OVERVIEW

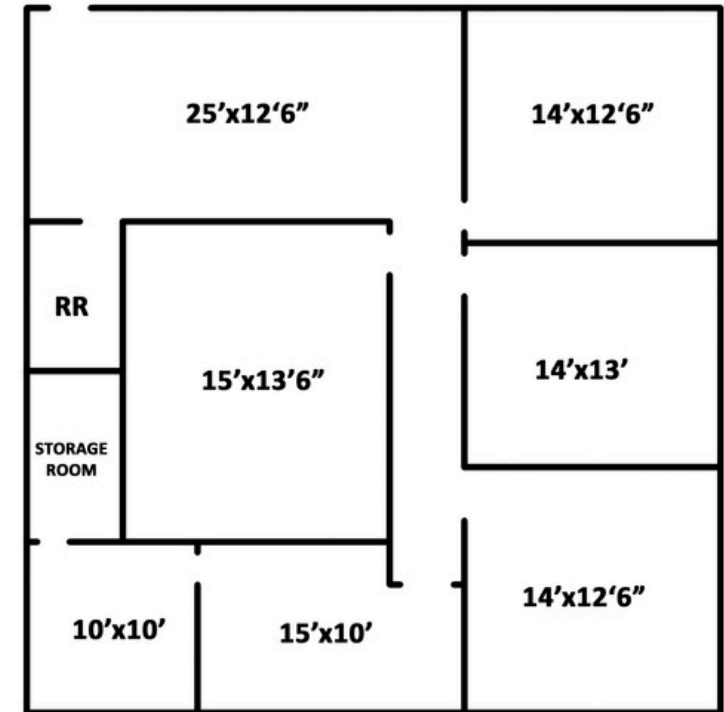
Located in Lakepointe Centre Professional Park, near the Scott Air Force Base exit. Multiple amenities located throughout this high growth corridor.

EXTERIOR IMAGE / FLOOR PLAN / LOCATION MAP

1662 Windham Way, O'Fallon, IL



SUITE D



1,500 SF former chiropractic office available for lease.

Entrance to suite is a walk out on the lower level rear of building. Suite features four good-sized offices, reception, waiting room, ADA unisex restroom, kitchenette and back office storage

INTERIOR IMAGES

1662 Windham Way, O'Fallon, IL

RECEPTION



EXAM ROOM



WAITING ROOM



EXAM ROOM



KITCHENETTE



EXAM ROOM



4 OFFICES



KITCHENETTE



RECEPTION
AREA



ADA UNISEX
RESTROOM



3 EXAM ROOMS

OFFICE/RETAIL SUMMARY PAGE

1662 WINDHAM WAY

LISTING # 3072

LOCATION DETAILS:

Parcel # 04-33.0-205-031
County: IL - St. Clair
Zoning: B-1 (PUD)

PROPERTY OVERVIEW:

Building SF: 6,400
Vacant SF: 1,500
Min Divisible SF: 1,500
Max Contig SF: 1,500
Office SF: 6,400
Signage: Building
Lot Size: 0.09 Acres
Frontage: 85
Depth: 43
Parking Spaces: 9
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2001
Renovated: 2022
Building Class: A
Ceilings: 9'



LEASE INFORMATION:

Lease Rate: \$15.20 / SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$18,122.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 10,300

PROPERTY DESCRIPTION:

1,500 SF former chiropractic office available for lease. Entrance to suite is a walk out on the lower level rear of building. Suite features four good-sized offices, reception, waiting room, ADA unisex restroom, kitchenette and back office storage. Renovated in 2022 and well maintained. Gross lease with tenant paying all utilities including an annual \$120 for dumpster access.