

# CLASS A OFFICE SPACE FOR LEASE

620 Pierce Blvd. O'Fallon, IL 62269



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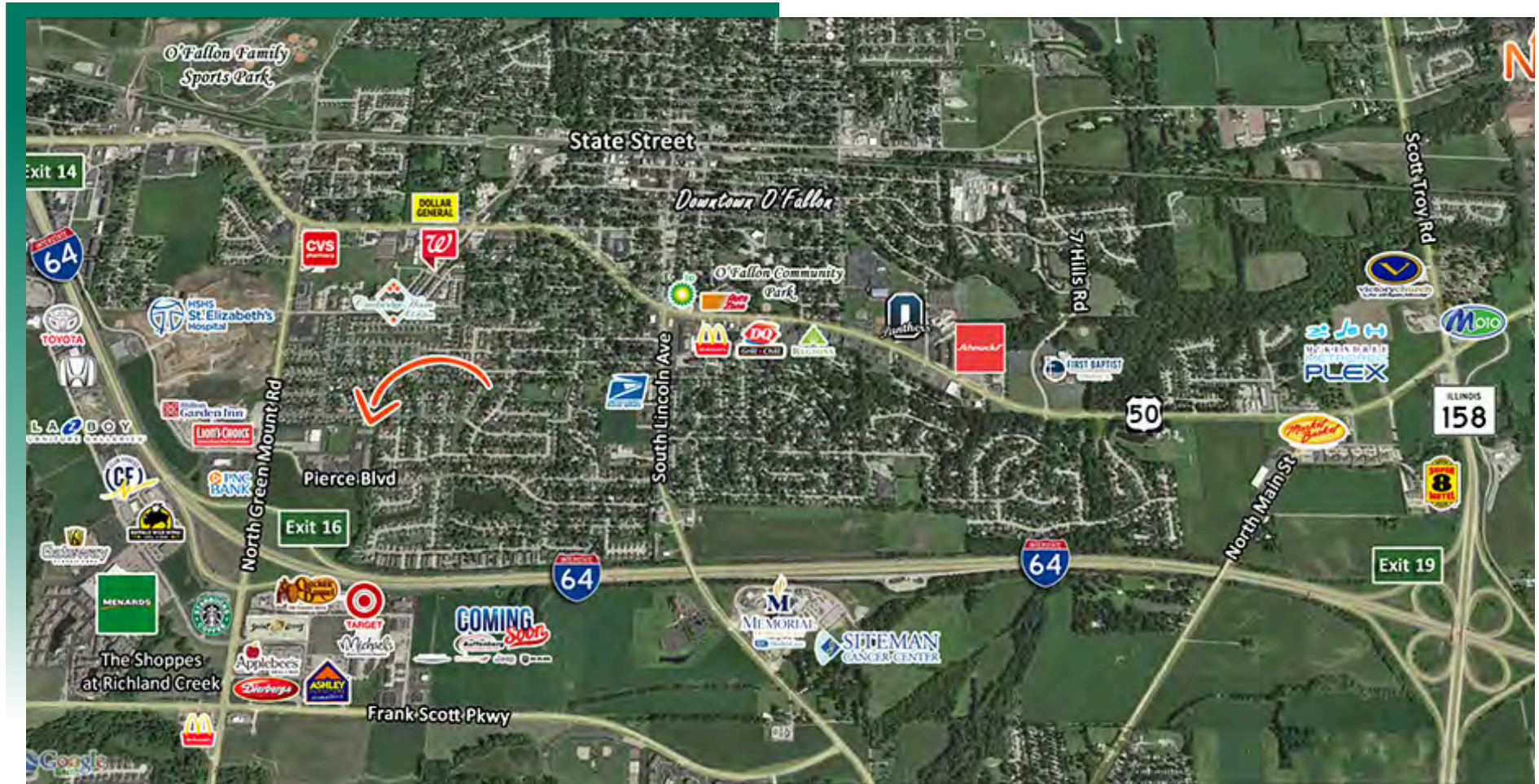


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

620 Pierce Blvd. O'Fallon, IL 62269



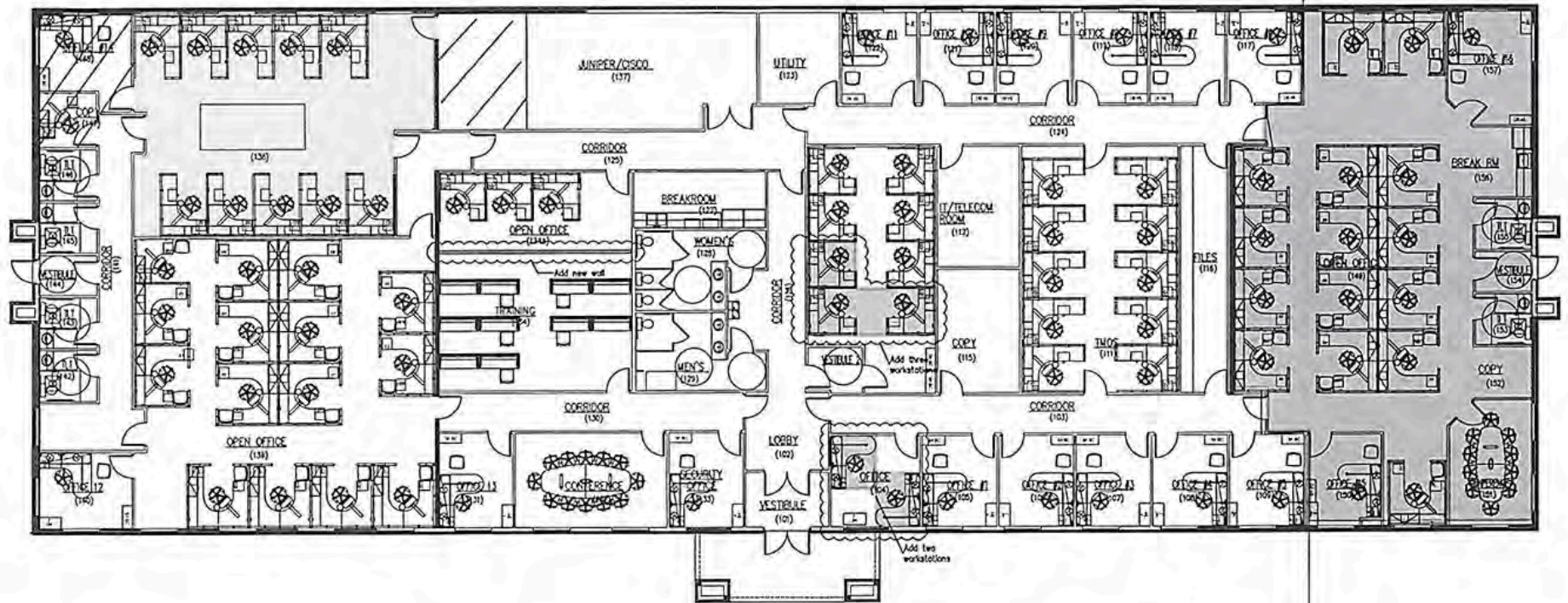
### LOCATION OVERVIEW

Tremendous location in the back of O'Fallon Professional Business Park. 1/4 mile from Interstate 64 and close proximity to St. Elizabeth's Hospital and Scott Air Force Base. 20,400 ADT on N Greenmount Rd.



# FLOOR PLAN

620 Pierce Blvd. O'Fallon, IL 62269



\*Not to scale



# EXTERIOR PHOTOS

620 Pierce Blvd. O'Fallon, IL 62269

PRIVATE ENTRANCE



SIGNAGE



PRIVATE ENTRANCE



## PROPERTY DESCRIPTION

14,140 SF total office space available

Building can be demised down to approximately 4,000 SF with private entry.

Building has facility clearance through DSS/DOD to support classified work with multiple security systems currently in place

Turnkey

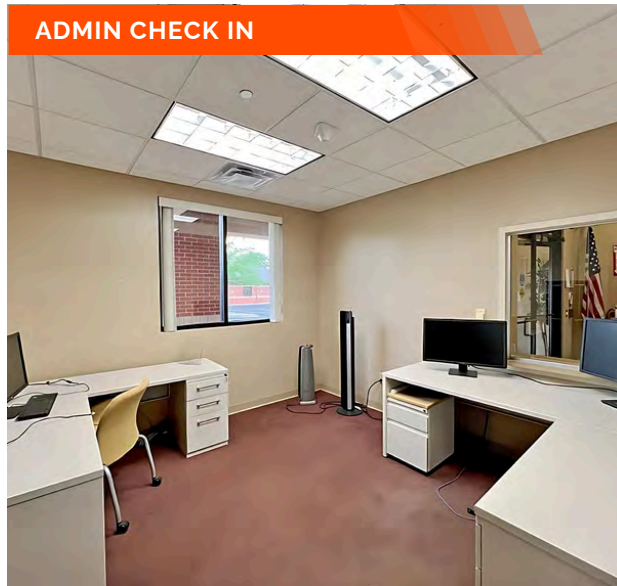
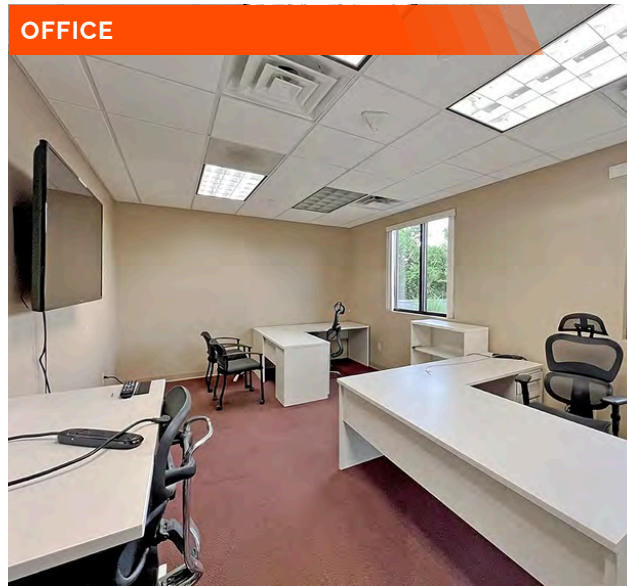
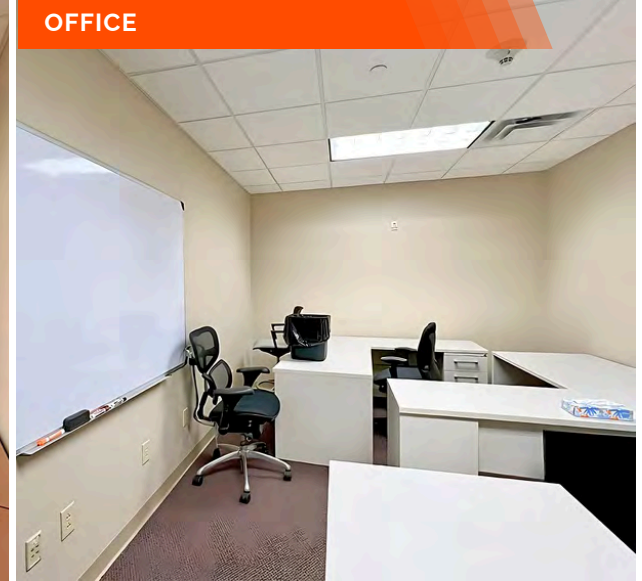
Fully furnished

**LEASE RATE: \$21/SF + NNN**



# INTERIOR PHOTOS

620 Pierce Blvd. O'Fallon, IL 62269





# INTERIOR PHOTOS

620 Pierce Blvd. O'Fallon, IL 62269

BULLPEN



BULLPEN



BULLPEN



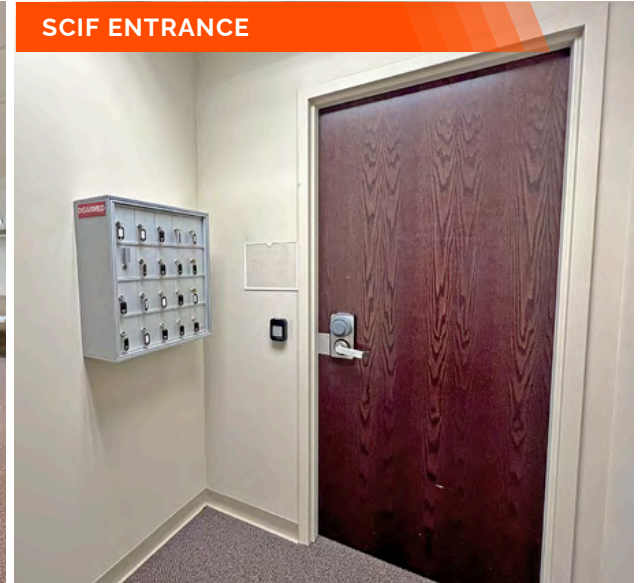
SCIF ROOM



SCIF ROOM



SCIF ENTRANCE





# INTERIOR PHOTOS

620 Pierce Blvd. O'Fallon, IL 62269

LARGE CONFERENCE ROOM



SMALL CONFERENCE ROOM



BREAKROOM



BREAKROOM



SERVER ROOM



IT RACK



## 620 PIERCE BOULEVARD

**LISTING #** 3113

### LOCATION DETAILS:

Parcel # 14,140  
County: IL - St. Clair  
Zoning: O-1

### PROPERTY OVERVIEW:

Building SF: 14,140  
Vacant SF: 14,140  
Usable Sqft: 14,140  
Min Divisible SF: 4,000  
Max Contig SF: 14,140  
Office SF: 14,140  
Signage: Building, Monument  
Lot Size: 0.33 Acres  
Frontage: 202  
Depth: 70  
Parking Spaces: 50  
Parking Surface Type: Asphalt

### STRUCTURAL DATA:

Year Built: 2007  
Renovated: 2015  
Building Class: A  
Ceilings: 9' - 12'  
Construction Type: Brick, Masonry, Combination



### LEASE INFORMATION:

Lease Rate: \$21.00 / SF  
Lease Type: NNN  
NNN Expenses: \$2.63

### FINANCIAL INFORMATION:

Taxes: \$21,916.02  
Tax Year: 2024

### DEMOGRAPHICS:

Traffic Count: 3,850

### PROPERTY DESCRIPTION:

14,140 SF fully furnished Class A office space available for lease. 18 private offices, security check in office, 2 conference rooms, large training room that can accommodate 50 people, multiple open office bullpens, large telecom room with locked cage security and 2 SCIF rooms. Building has facility clearance through DSS/DOD to support classified work with multiple security systems currently in place. Building can be demised down to approximately 4,000 SF with private entry. Turnkey!