

FOR LEASE

300 W State St.,
O'Fallon, IL 62269



2,000 SF OFFICE/ RETAIL SPACE

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

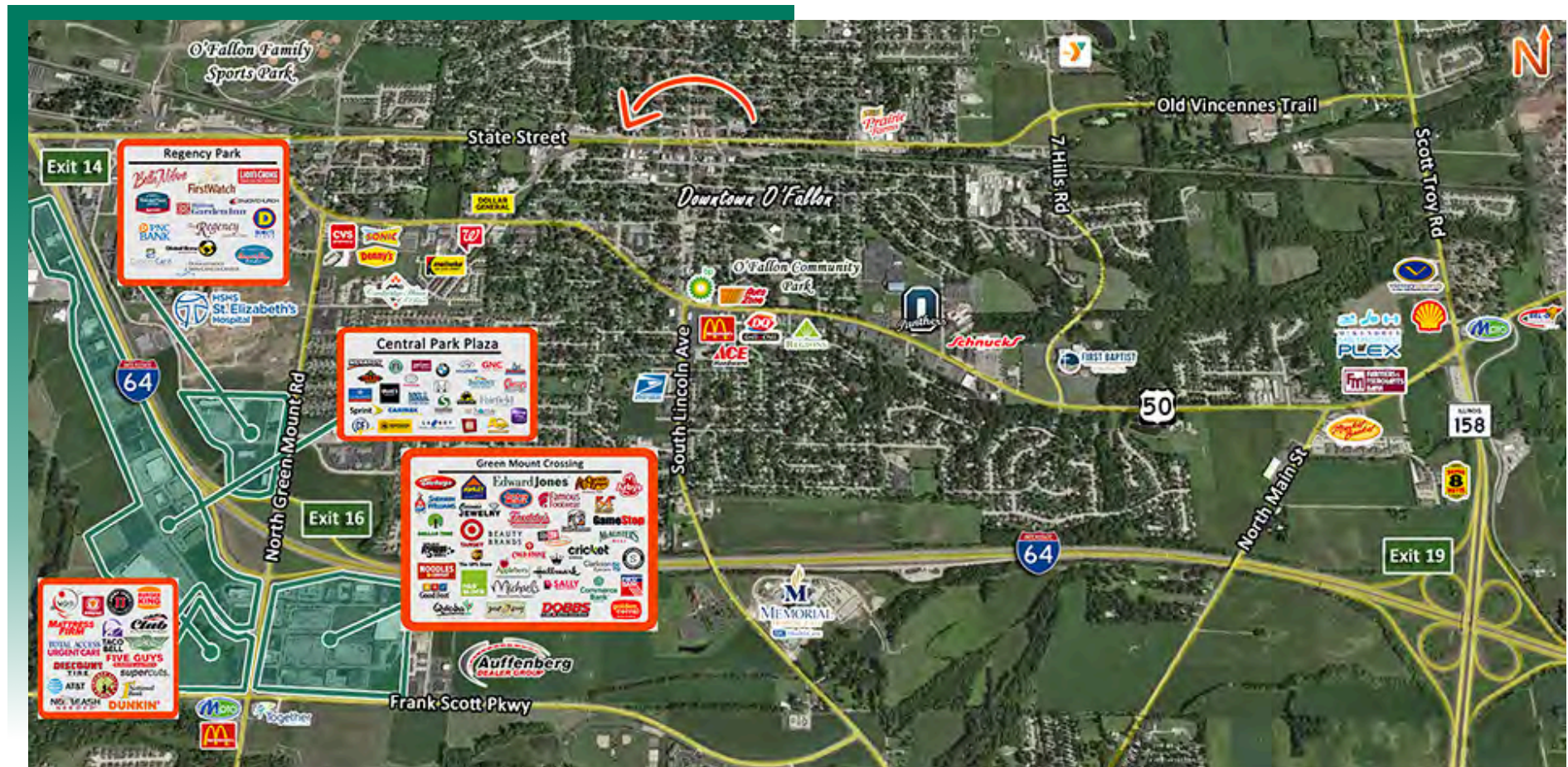
Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



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

300 W State St., O'Fallon, IL 62269



LOCATION OVERVIEW

Located in the Downtown District of O'Fallon, 300 W. State St. offers a convenient setting surrounded by local restaurants, shops, businesses, and community amenities. The property provides easy access to U.S. Route 50 and I-64 and is just a short drive from Scott Air Force Base and the greater St. Louis market. Its central downtown location makes it an attractive option for office, retail, or service-oriented users seeking accessibility and visibility in a growing Metro East community.

OFFICE/RETAIL SUMMARY

300 W STATE ST., O'FALLON, IL 62269

LISTING # 696

LOCATION DETAILS:

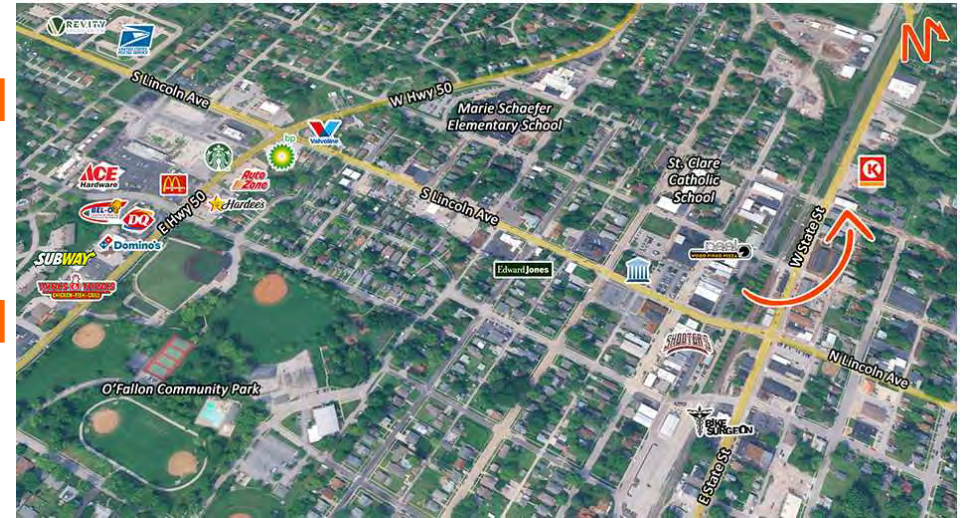
Parcel # 04-30.0-223-040
County: IL - St. Clair
Zoning: Commercial Office - City of O'Fallon

PROPERTY OVERVIEW:

Building SF: 4,704
Vacant SF: 2,000
Min Divisible SF: 2,000
Max Contig SF: 2,000
Office SF: 2,000
Retail SF: 2,000
Lot Size: 0.31 Acres
Frontage: 116
Depth: 964
Parking Spaces: 4
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1956
Renovated: 2010
Building Class: C
Ceilings: 8'-9'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$18.00/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$12,683.00
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 10,000

PROPERTY DESCRIPTION:

2,000 SF Office/ Retail Space available for lease that Fronts West State Street. Space includes two private offices, a restroom, and a large open area. The landlord will assist in remodeling/repurposing of the existing layout. Lot and street parking available.



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