

FOR LEASE

1669 Windham Way,
Suite C
O'Fallon, IL 62269



PROFESSIONAL OFFICE SUITE AVAILABLE

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

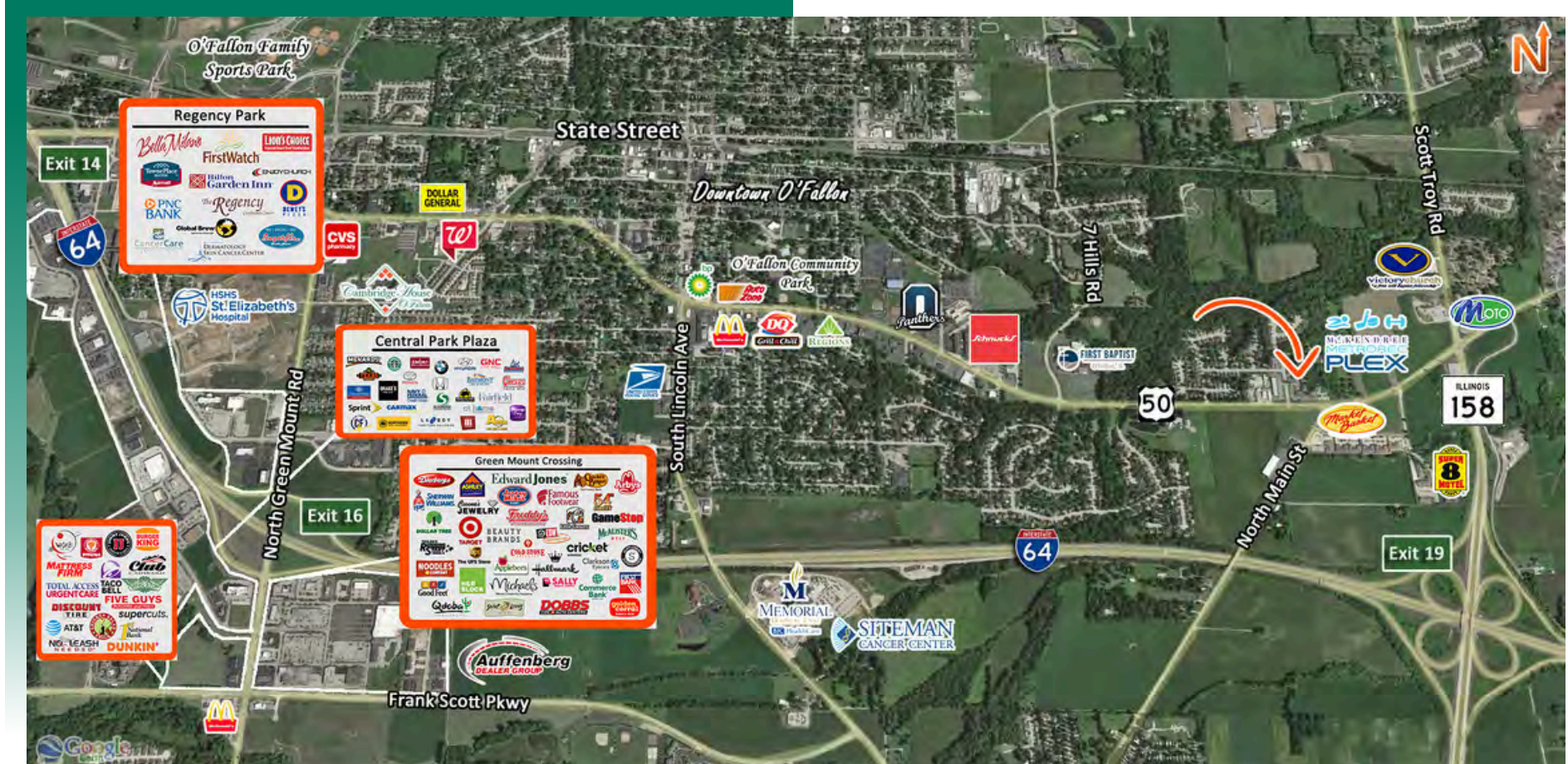
Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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

1669 Windham Way, Suite C, O'Fallon, IL 62269

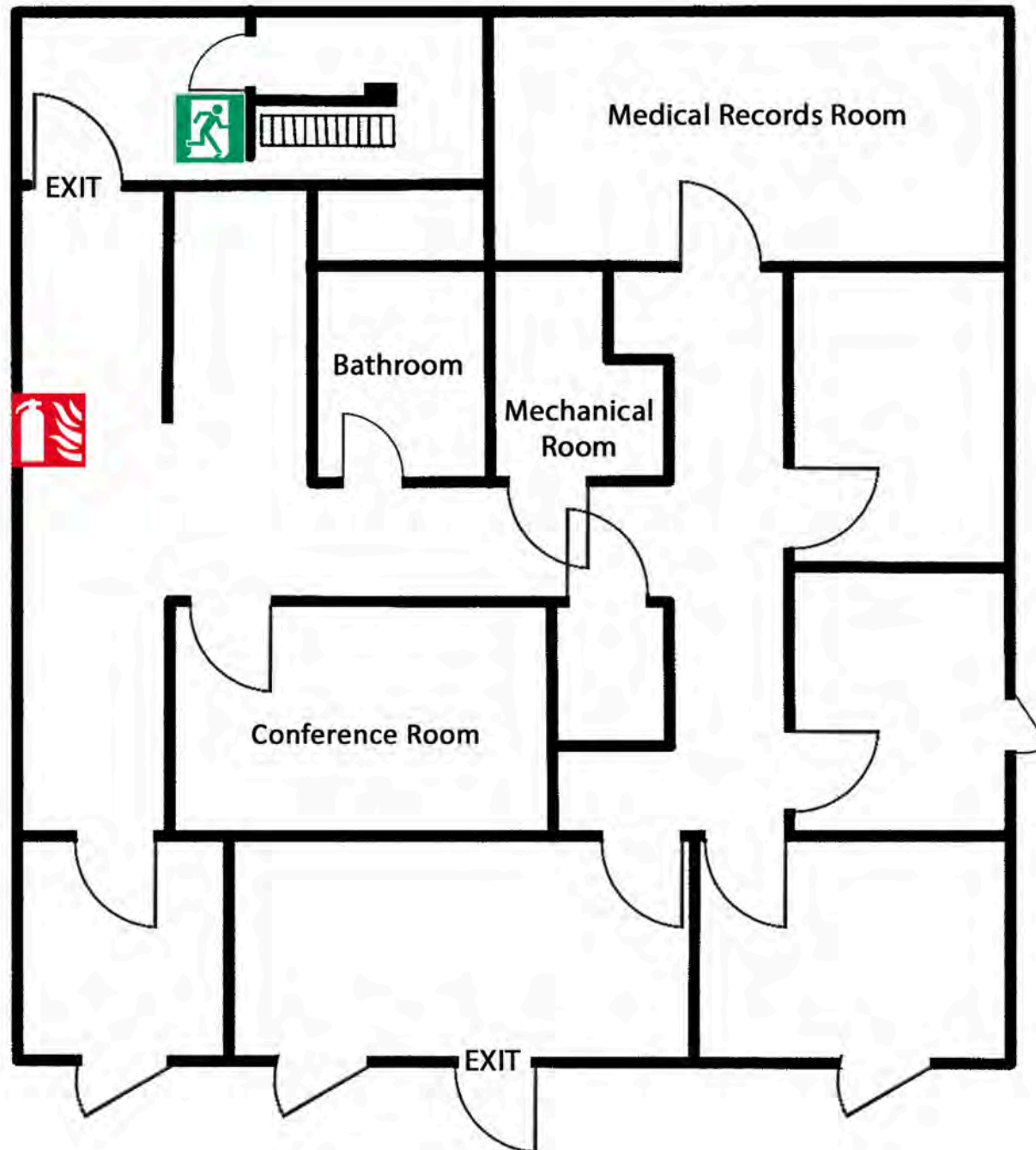


LOCATION OVERVIEW

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

FLOOR PLAN

1669 Windham Way, Suite C, O'Fallon, IL 62269

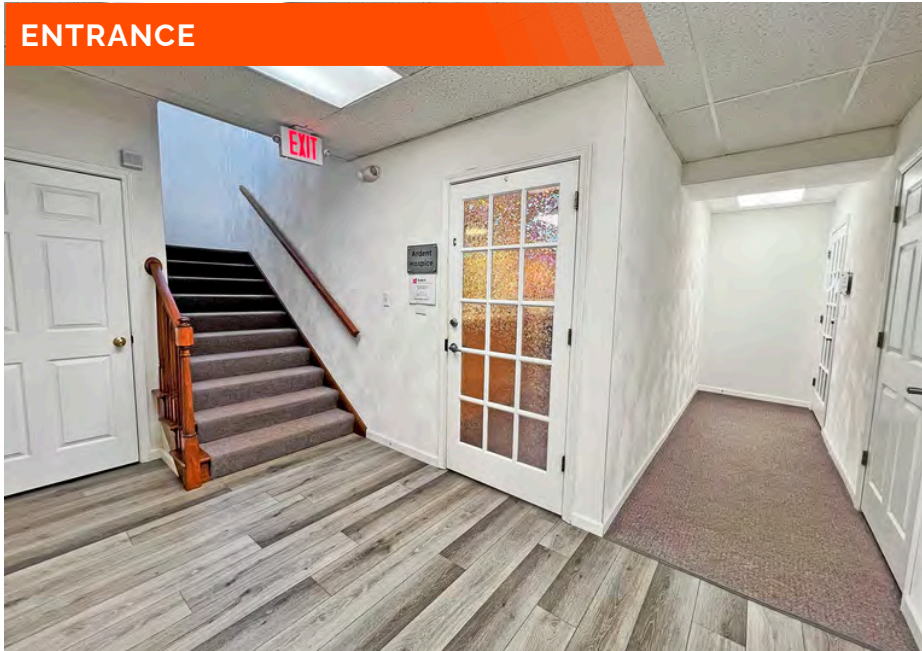


*Not to scale

PROPERTY PHOTOS

1669 Windham Way, Suite C, O'Fallon, IL 62269

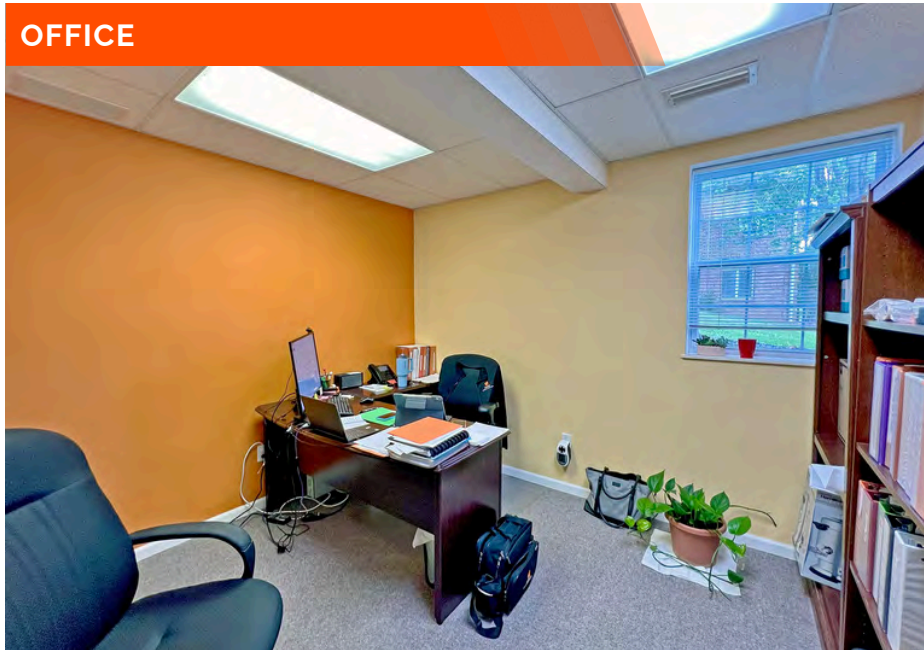
ENTRANCE



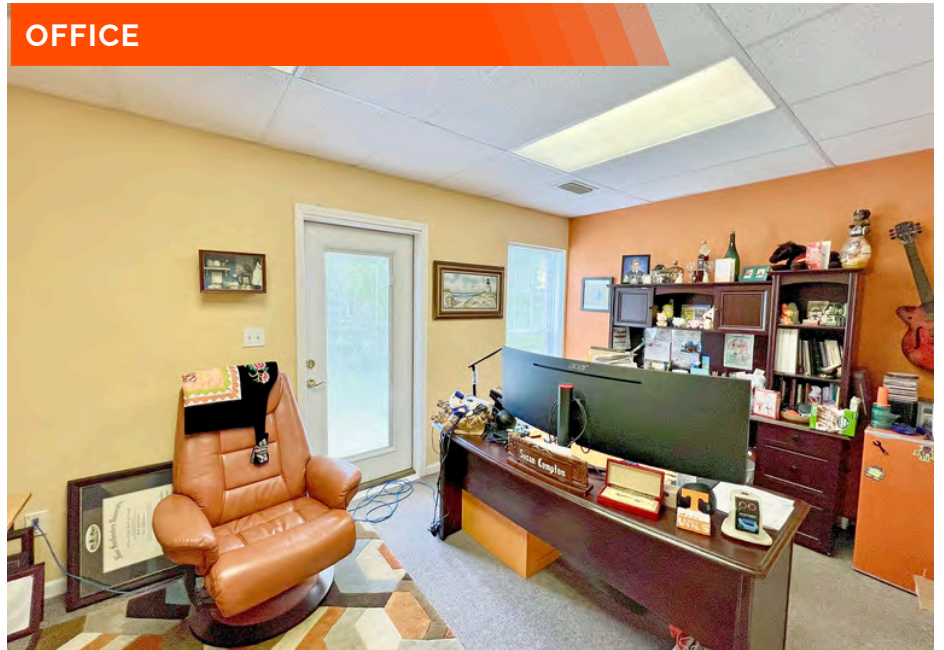
OFFICE



OFFICE



OFFICE



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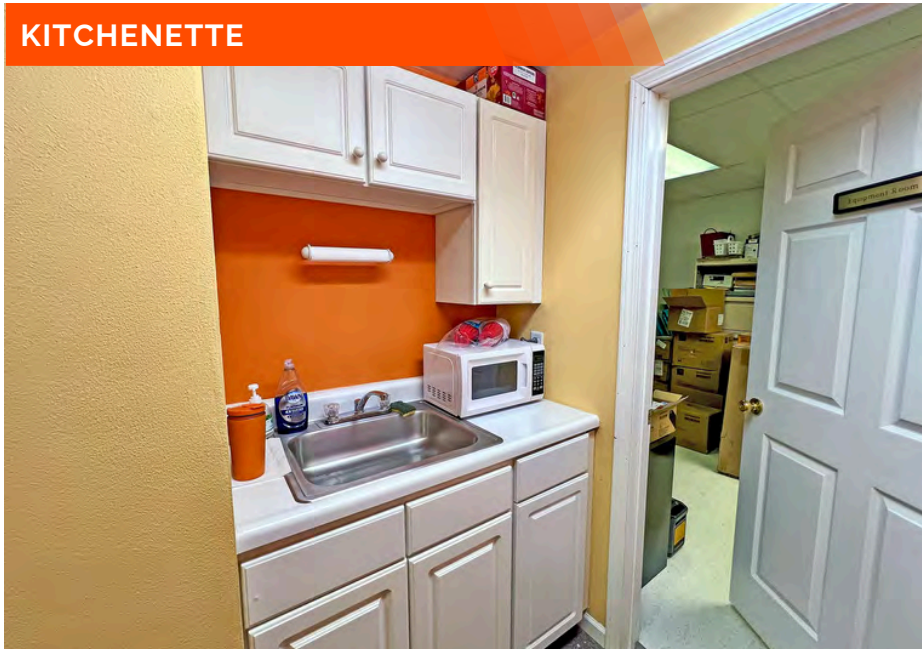
CONFERENCE ROOM



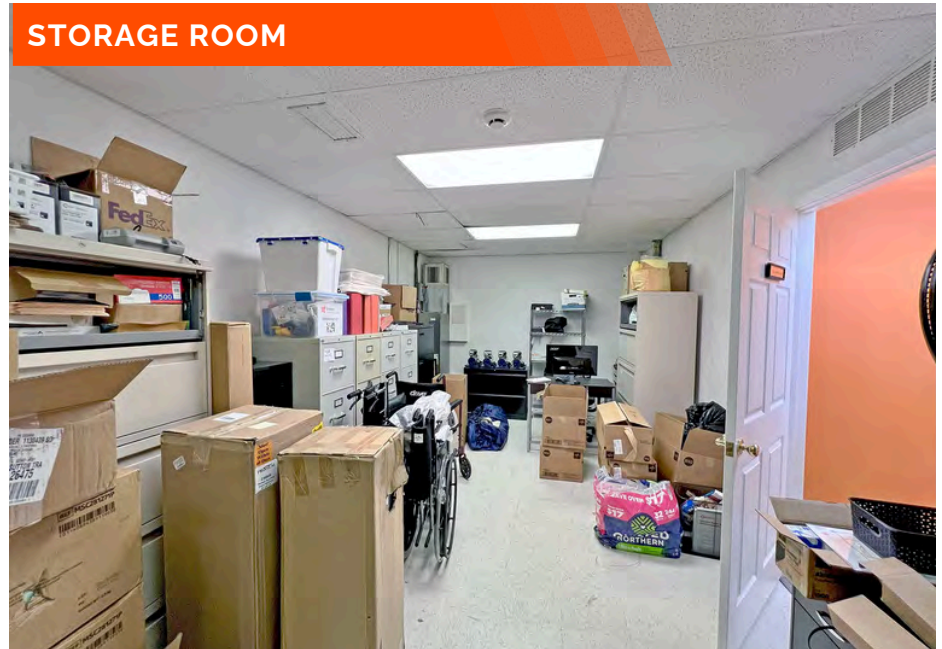
RECEPTION



KITCHENETTE



STORAGE ROOM



PROPERTY PHOTOS

1669 Windham Way, Suite C, O'Fallon, IL 62269

SIGNAGE



PROPERTY DESCRIPTION

1,700 SF former home healthcare office

Entrance to suite via front door vestibule (stairs to lower level) as well as a private walk out entrance on lower level rear of building.

Suite features five offices, conference room, two restrooms, large storage area, reception and waiting room.

Tenant pays electric, internet and janitorial. Water, sewer and trash is an additional \$40 per month.

WALKOUT REAR ENTRY



LEASE RATE:

\$1,850/Month, Modified Gross

OFFICE PROPERTY SUMMARY

1669 WINDHAM WAY

LISTING # 3124

LOCATION DETAILS:

Parcel # 6,300
County: IL - St. Clair
Zoning: B-1 (PUD)

PROPERTY OVERVIEW:

Building SF: 6,300
Vacant SF: 1,700
Usable Sqft: 1,700
Min Divisible SF: 1,700
Max Contig SF: 1,700
Office SF: 1,700
Signage: Building, Monument
Lot Size: 0.09 Acres
Frontage: 75
Depth: 50
Parking Spaces: 10
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1997
Renovated: 2023
Building Class: B
Ceilings: 8' - 9'
Construction Type: Masonry, Brick



LEASE INFORMATION:

Lease Rate: \$13.05
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$18,882.18
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 10,300

PROPERTY DESCRIPTION:

1,700 SF former home healthcare office available for lease. Entrance to suite via front door vestibule (stairs to lower level) as well as a private walk out entrance on lower level rear of building. Suite features five offices, conference room, two restrooms, large storage area, reception and waiting room. Modified Gross lease with tenant paying electric, internet and janitorial. Water, sewer and trash is an additional \$40 per month.