

FOR LEASE

1003 E Wesley Dr.,
O'Fallon, IL 62269



1,200 SF - 6,976 SF OFFICE SUITE

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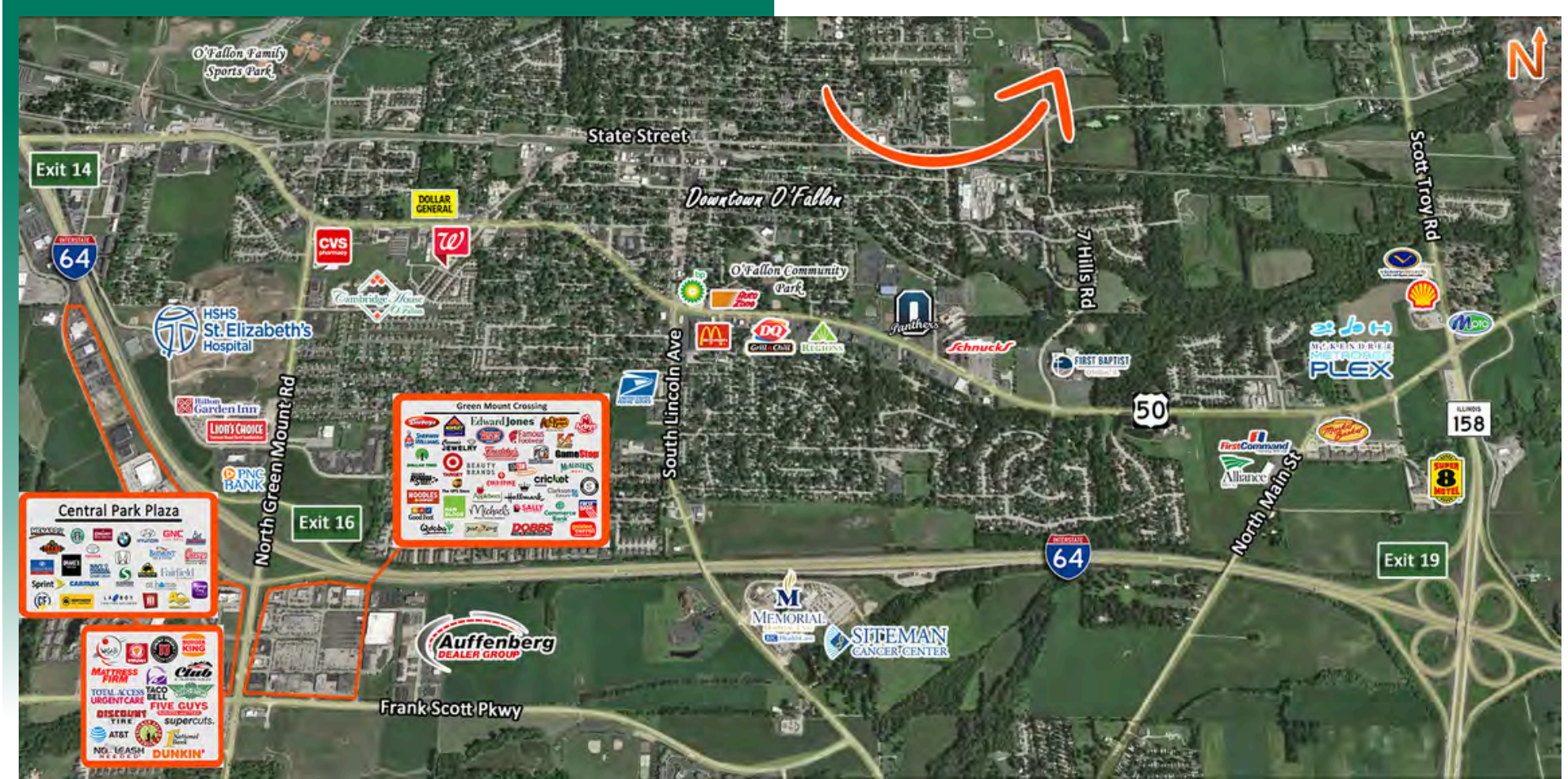
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

1003 E Wesley Dr., O'Fallon, IL 62269



LOCATION OVERVIEW

Located next to the O'Fallon YMCA on Seven Hills Road. In close proximity to I-64 and Scott Air Force Base.

PROPERTY PHOTOS & INFORMATION

1003 E Wesley Dr., O'Fallon, IL 62269

SUITE C EXTERIOR & PARKING



SUITE D ENTRANCE



SUITE C HIGHLIGHTS

- Private vestibule entrance
- 9-foot ceilings throughout
- 15 private offices + 2 conference rooms
- 4 ADA-compliant restrooms
- Two mechanical rooms
- Large kitchenette + separate break room
- Spacious copy/receptionist rooms

SUITE D HIGHLIGHTS

- 4 private offices
- 1 conference room
- Large open admin area
- ADA bathroom

LEASE RATE: \$20.00/SF, Modified Gross



Water & sewer is included in lease rate

FLOOR PLAN

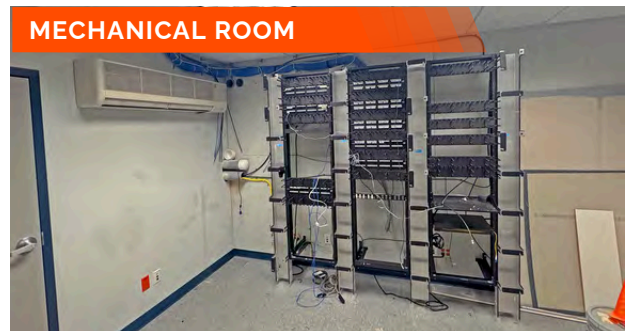
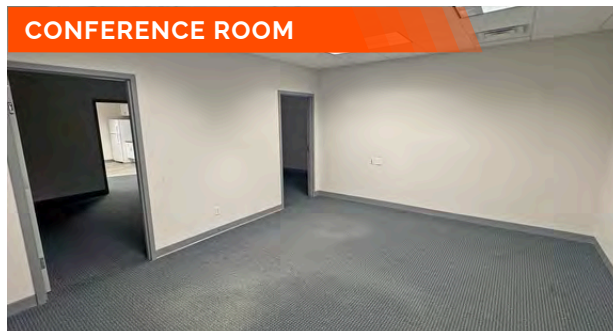
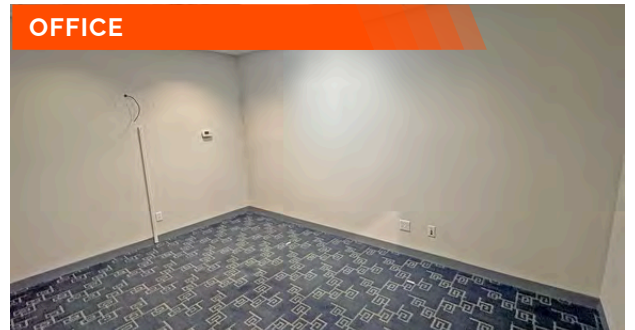
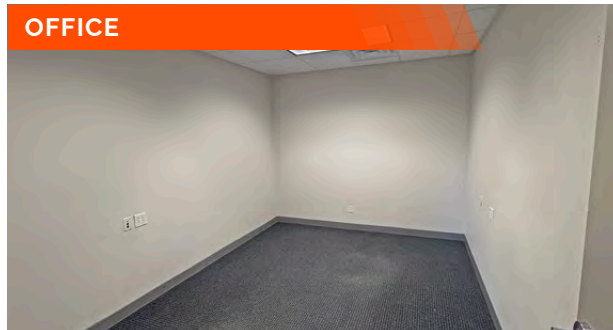
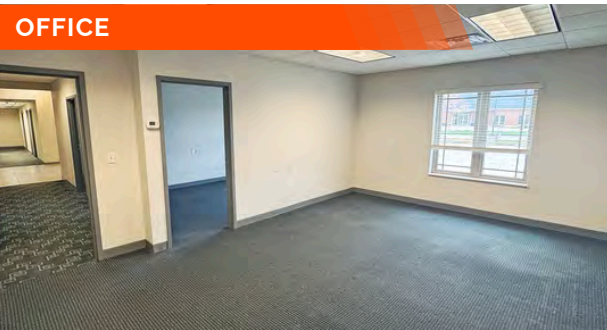
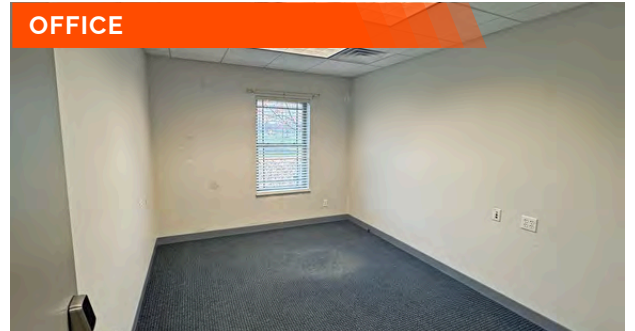
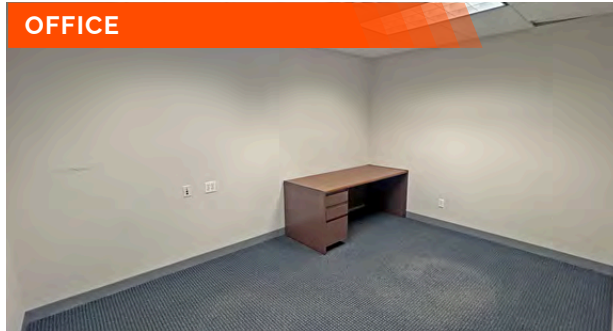
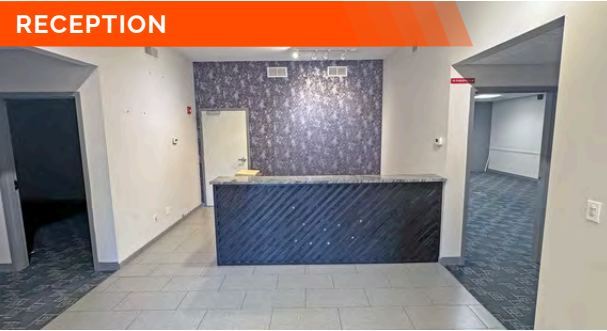
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*Not to scale

PROPERTY PHOTOS - SUITE C

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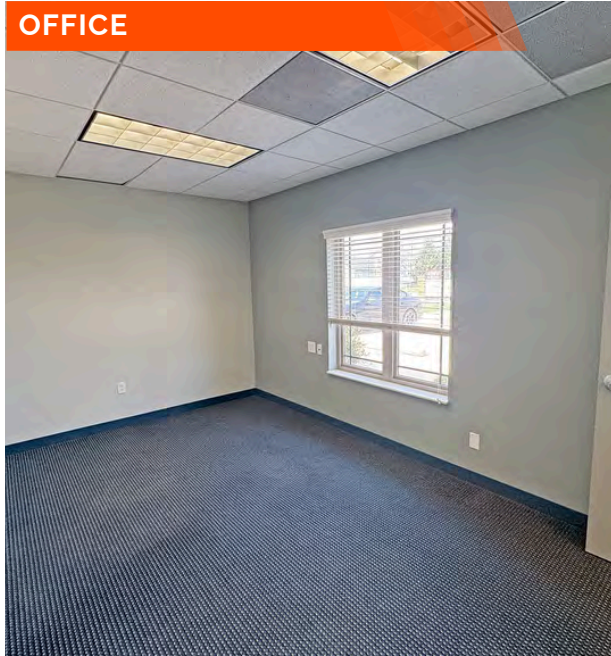
PROPERTY PHOTOS - SUITE D

1003 E Wesley Dr., O'Fallon, IL 62269

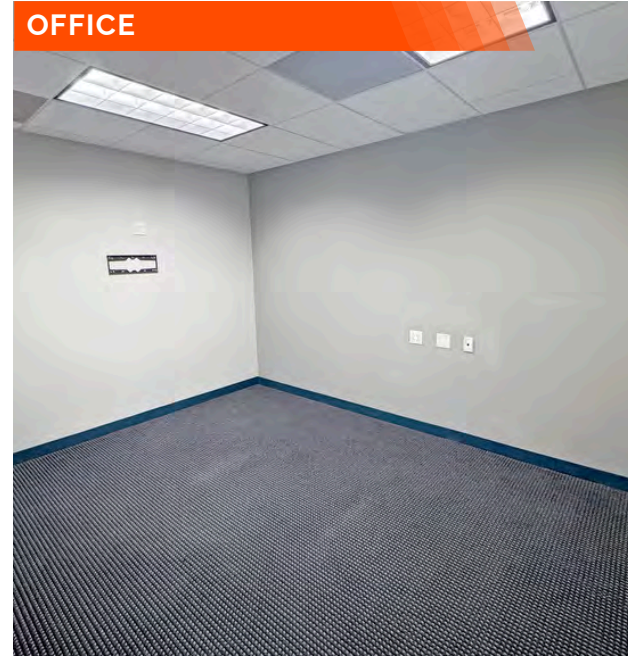
OPEN ADMIN AREA



OFFICE



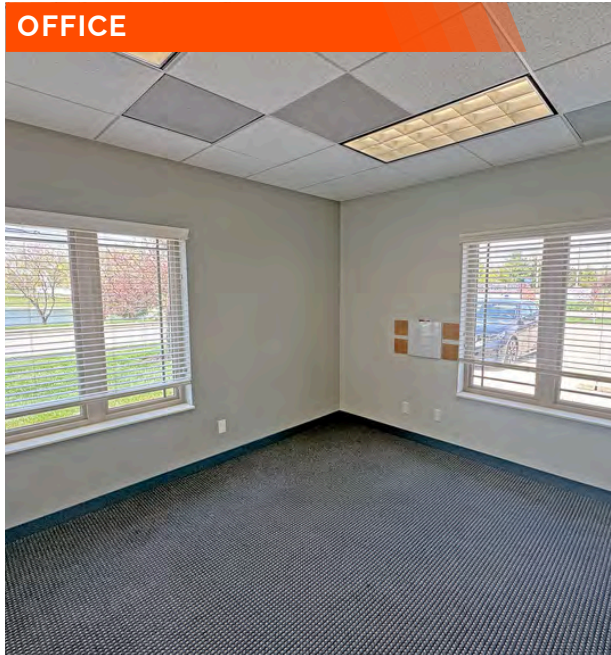
OFFICE



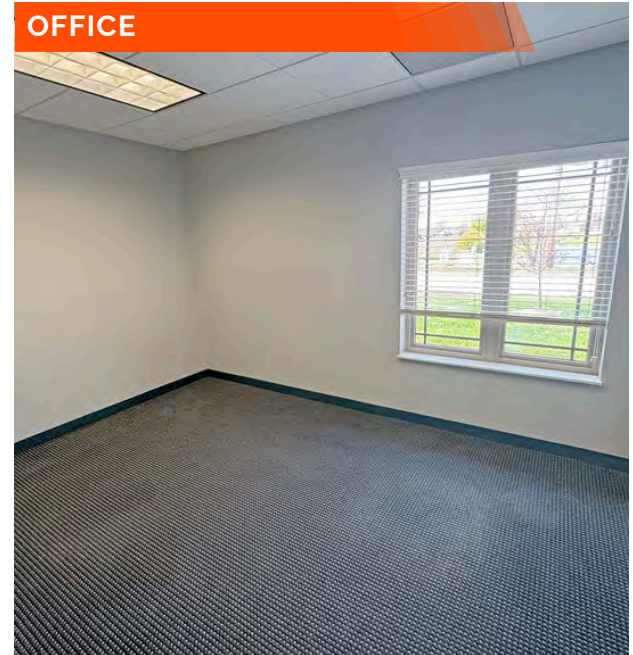
MECHANICAL



OFFICE



OFFICE



OFFICE/RETAIL SUMMARY

1003 E WESLEY DR

LISTING # 179

LOCATION DETAILS:

Parcel # 04-28.0-101-005
County: IL - St. Clair
Zoning: Office District (P) - City of O'Fallon

PROPERTY OVERVIEW:

Building SF: 12,160
Vacant SF: 6,976
Usable Sqft: 6,976
Min Divisible SF: 1,200
Max Contig SF: 6,976
Office SF: 6,976
Signage: Monument
Lot Size: 1.62 Acres
Frontage: 340
Depth: 170
Parking Spaces: 25
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2006
Building Class: B
Ceilings: 8' - 9'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$20.00/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$37,033.08
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 5050

PROPERTY DESCRIPTION:

1,200 to 6,976 SF office space for lease in O'Fallon, IL. Monument Signage, Trash, Water & sewer is included in lease rate.
Suite C is 5,776 SF - Space consists of a private vestibule entrance, 9-foot ceilings throughout, 15 private offices + 2 conference rooms, 4 ADA-compliant restrooms, two mechanical rooms, large kitchenette + separate break room, copy/receptionist rooms. This space is ideal for professional firms, medical offices, or corporate headquarters. It has a flexible layout with both private and collaborative areas with convenient amenities built in for daily operations.
Suite D is 1,200 SF - 4 private offices, 1 conference room, large open admin area and ADA bathroom.