

# FOR LEASE

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



**5,776 SF OFFICE SUITE**

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

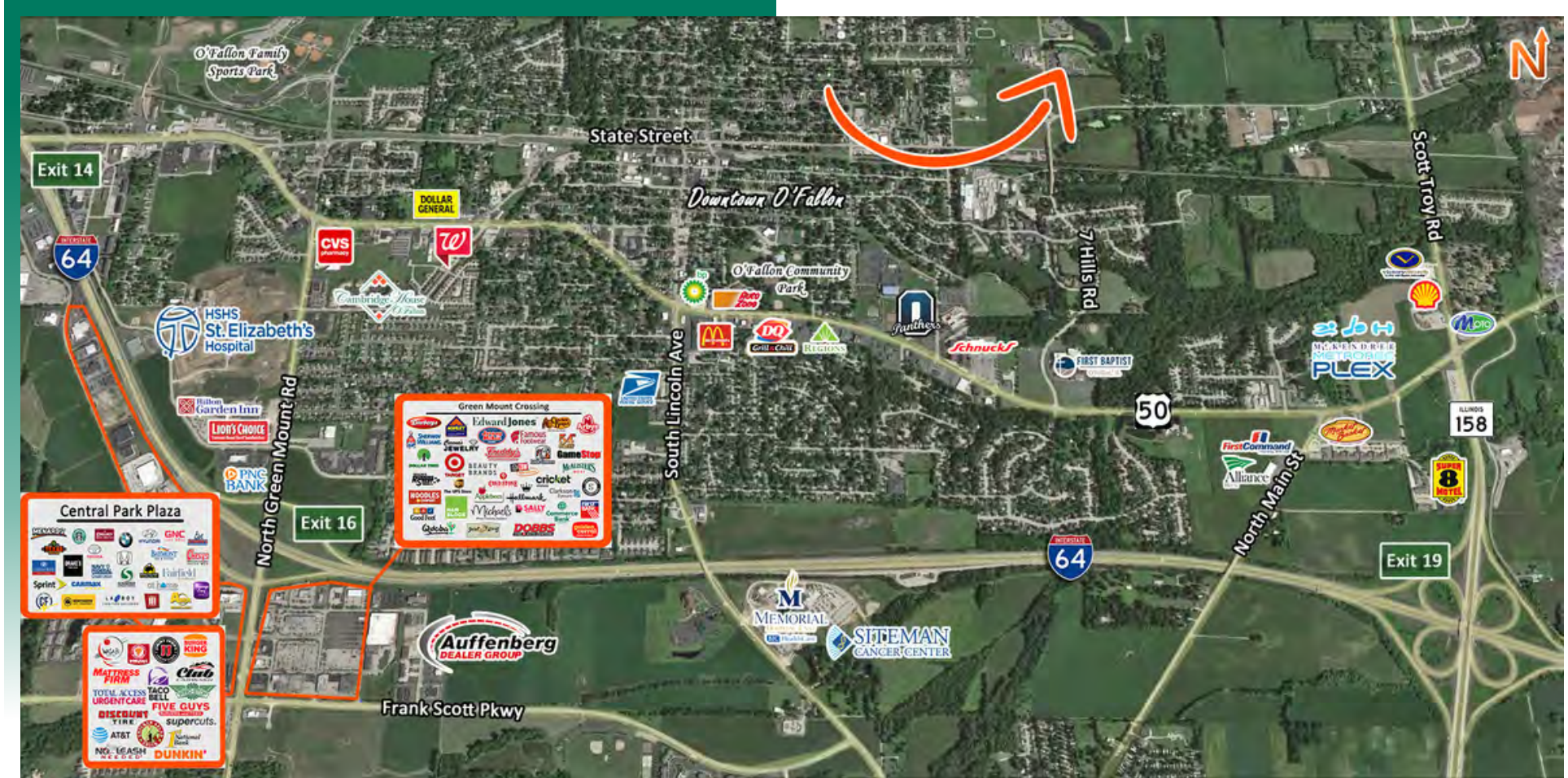
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's 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 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
- Can be divided down to 2,500 SF

## SIGNAGE



**LEASE RATE:** \$20.00/SF, Modified Gross



**Water & sewer is included in lease rate**

# FLOOR PLAN

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



\*Not to scale

# PROPERTY PHOTOS - SUITE C

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

RECEPTION



PRINTER/COPY ROOM



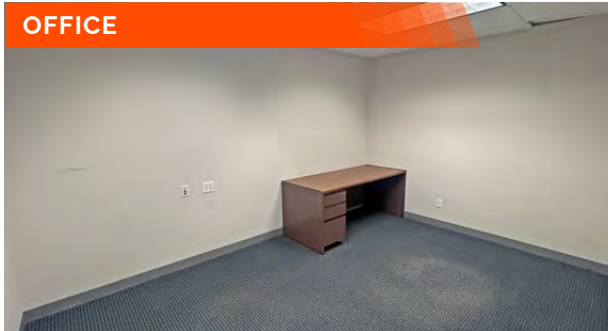
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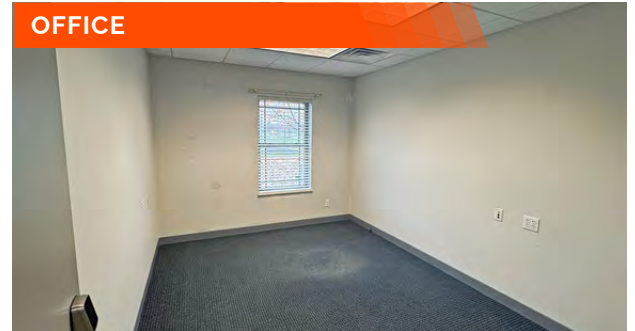
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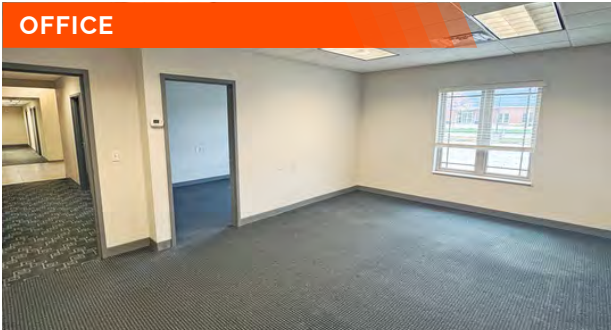
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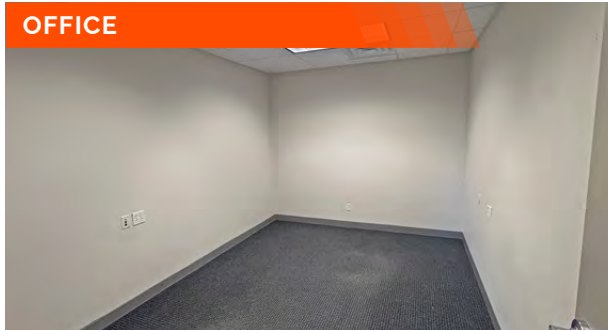
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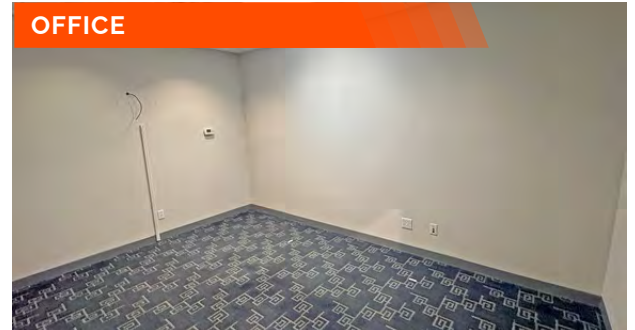
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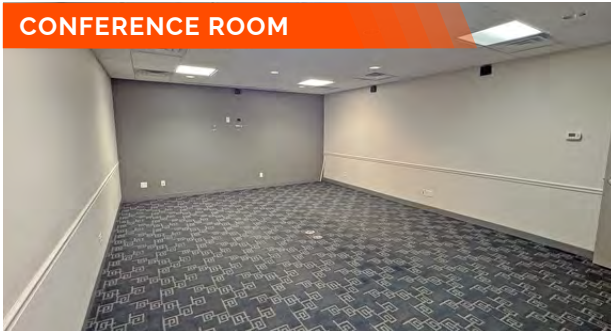
OFFICE



OFFICE



CONFERENCE ROOM



CONFERENCE ROOM



MECHANICAL ROOM



## 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: 5,776  
Usable Sqft: 5,776  
Min Divisible SF: 2,500  
Max Contig SF: 5,776  
Office SF: 5,776  
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:

5,776 SF office space for lease in O'Fallon, IL. Monument Signage, Trash, Water & sewer are included in the lease rate. Space is divisible down to 2,500 SF. 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.



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