

FOR LEASE

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



OFFICE SUITES 2,500 - 5,776 SF

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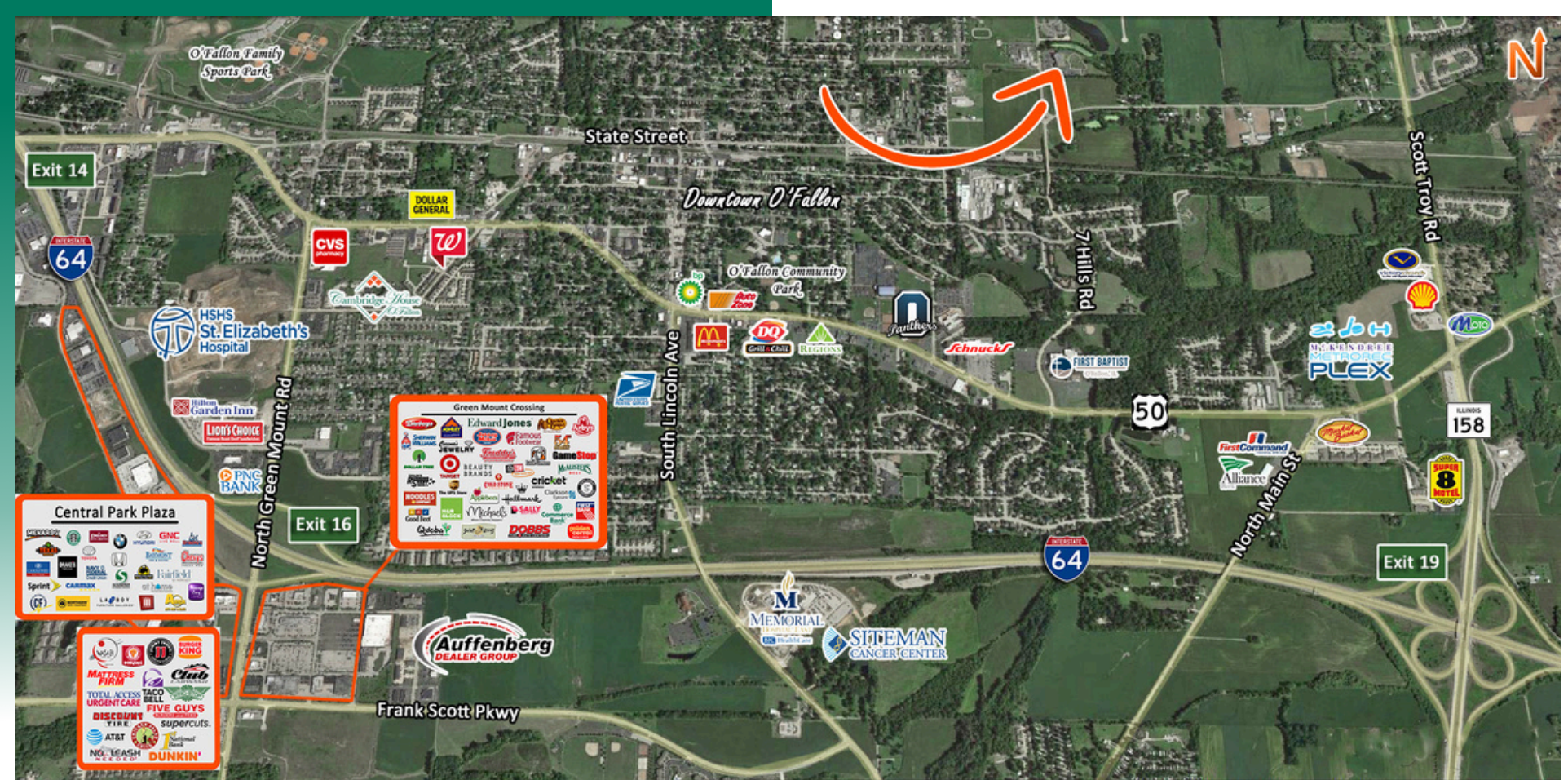
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



SIGNAGE



HIGHLIGHTS

Two contiguous suites totalling 5,776 SF - divisible to 2,500 SF

Private vestibule entrance

9-foot ceilings throughout

Monument Signage

Ideal for professional, medical or corporate users with a flexible mix of private office and collaborative area.

LEASE RATE: \$19.00/SF, Modified Gross



Water & sewer is included in lease rate

SUITE C - 3,200 SF

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8 private offices, conference room, 2 ADA restrooms, mechanical room, large kitchenette, and copy/reception area.

SUITE E - 2,576 SF

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7 private offices, conference room, 2 ADA restrooms, mechanical room, and owner-provided kitchen counter.

OFFICE/RETAIL SUMMARY

1003 E WESLEY DR., O'FALLON, IL 62269

LISTING # 179

LOCATION DETAILS:

Parcel # 04-28.0-101-005
County: IL - St. Clair
Zoning: Office District (P)

PROPERTY OVERVIEW:

Building SF: 12,160
Vacant SF: 5,776
Usable Sqft: 5,776
Min Divisible SF: 2,576
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: 9'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$19.00 / SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$37,033.08
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 5,050

PROPERTY DESCRIPTION:

5,776 SF Office Space for Lease – O'Fallon, IL
Monument signage included; trash, water & sewer covered in the lease rate. Two contiguous suites with a shared vestibule entrance, 9-ft ceilings, and divisible to 2,500 SF. Ideal for professional, medical, or corporate users with a flexible mix of private offices and collaborative areas.