

FOR LEASE

**124 Regency Park,
O'Fallon, IL 62269**



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

124 Regency Park, O'Fallon, IL 62269

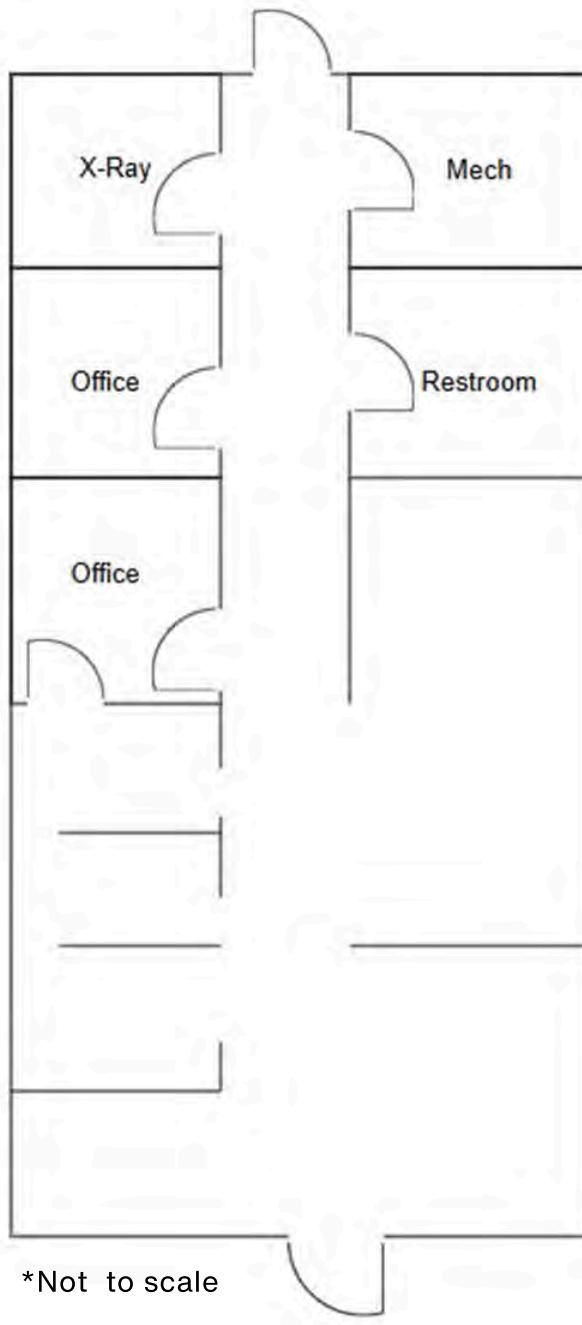


LOCATION OVERVIEW

Strategically located just off the exit ramp from I-64 and Highway 50 near HSHS St. Elizabeth's Hospital. 61,000 ADT on I-64.

FLOOR PLAN

124 Regency Park, O'Fallon, IL 62269



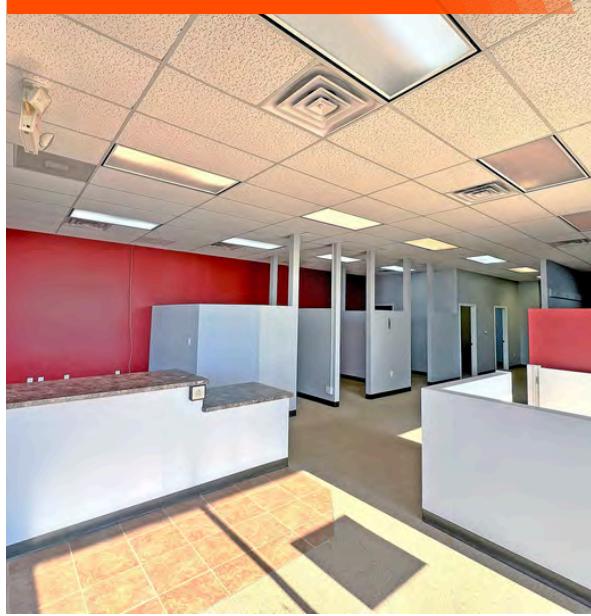
PROPERTY PHOTOS

124 Regency Park, O'Fallon, IL 62269

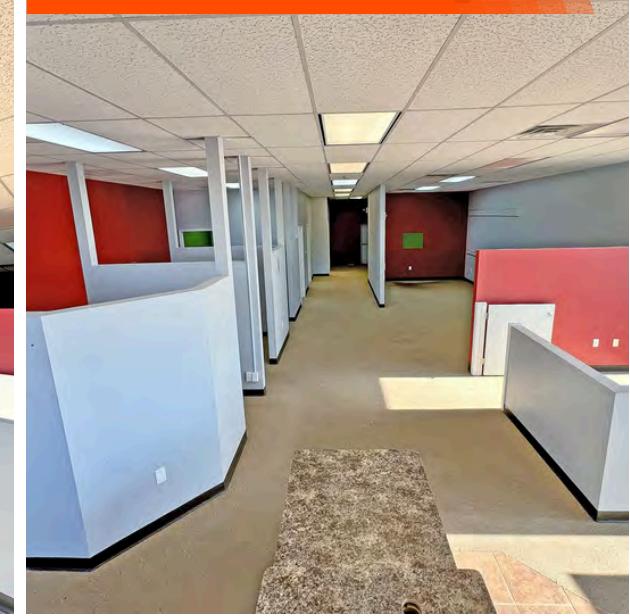
ENTRANCE



ENTRANCE & WAITING ROOM



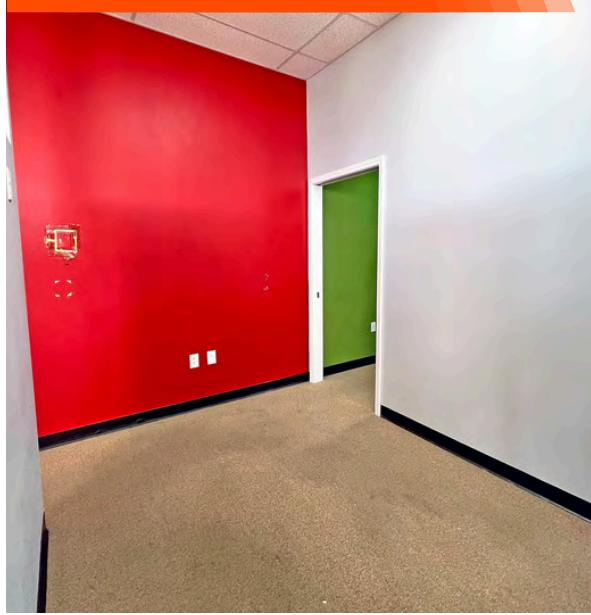
FRONT VIEW



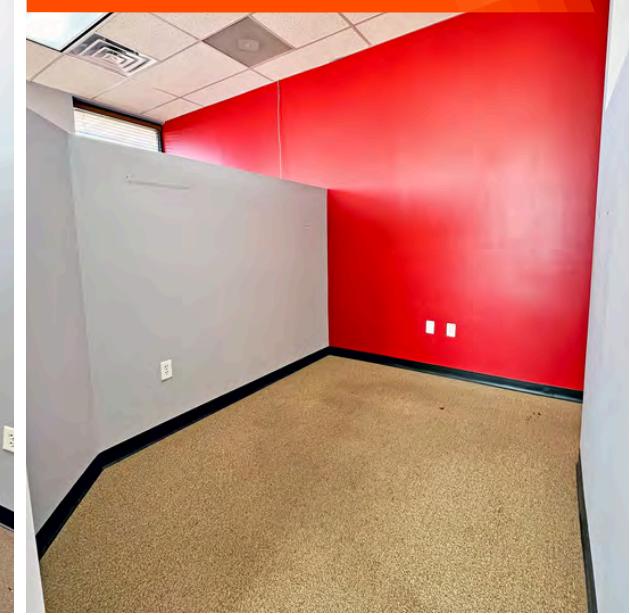
OPEN TREATMENT ROOMS



OPEN ROOM



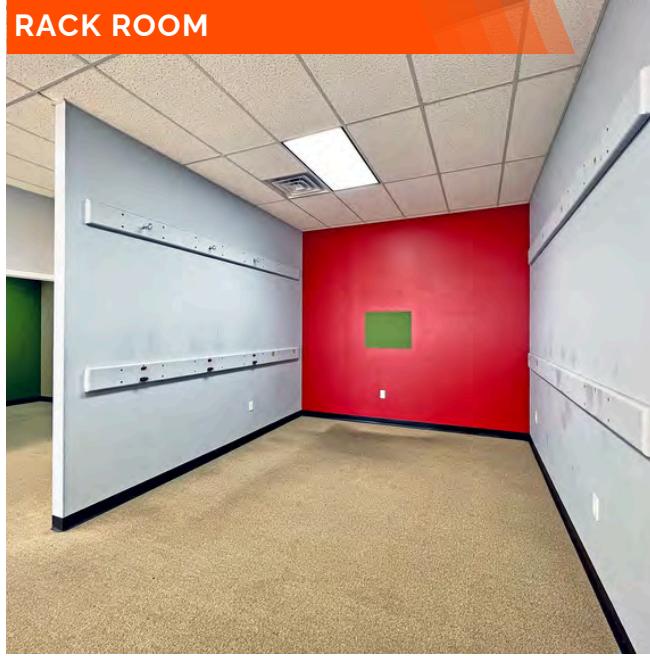
OPEN ROOM



PROPERTY PHOTOS

124 Regency Park, O'Fallon, IL 62269

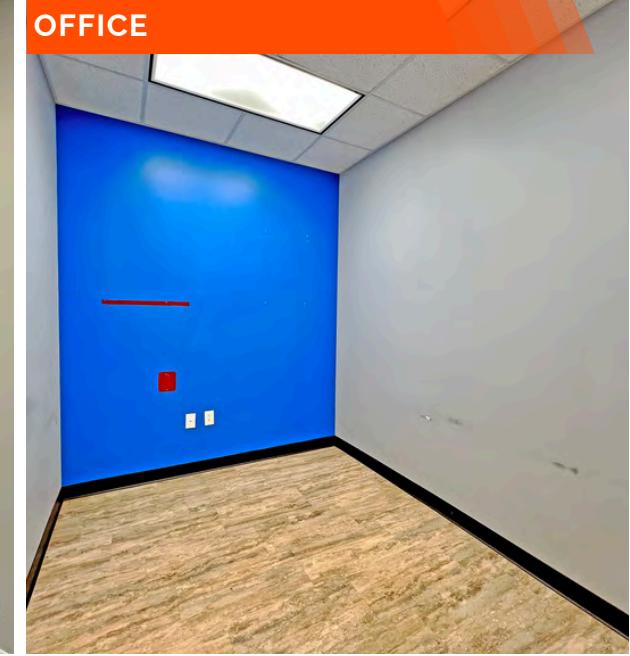
RACK ROOM



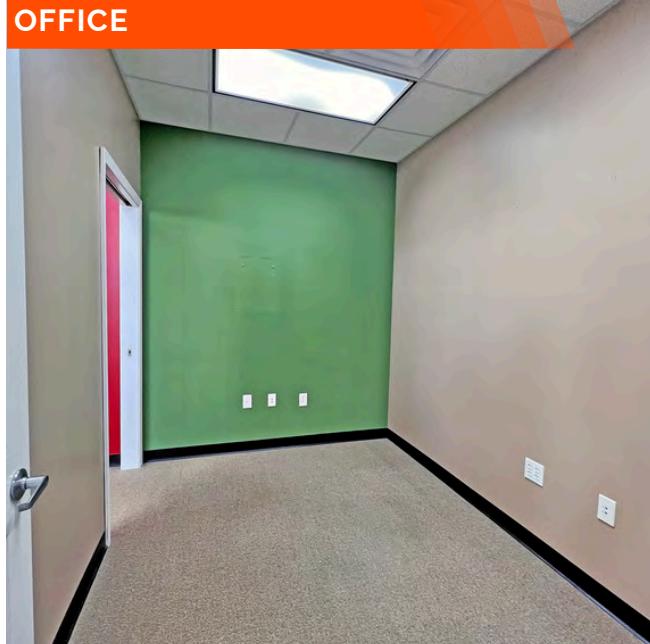
HALLWAY & OFFICES



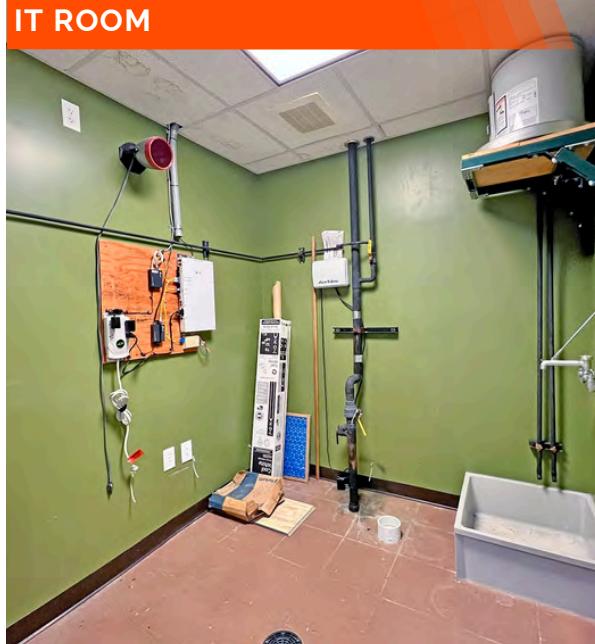
OFFICE



OFFICE



IT ROOM



X-RAY



OFFICE/RETAIL SUMMARY

124 REGENCY PARK

LISTING # 3177

LOCATION DETAILS:

Parcel # 03-25.0-327-025
County: IL - St. Clair
Zoning: B1-P - O'Fallon

PROPERTY OVERVIEW:

Building SF: 11,280
Vacant SF: 1,800
Usable Sqft: 1,800
Min Divisible SF: 1,800
Max Contig SF: 1,800
Office SF: 1,800
Retail SF: 1,800
Signage: Building
Lot Size: 1.95 Acres
Frontage: 425
Depth: 195
Parking Spaces: 47
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2008
Renovated: 2018
Building Class: A
Ceilings: 9' - 10'
Construction Type: Brick, Exterior - Block, Masonry



LEASE INFORMATION:

Lease Rate: \$19.00 /SF
Lease Type: NNN
NNN Expenses: \$4.00

FINANCIAL INFORMATION:

Taxes: \$38,813.42
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 2,850

PROPERTY DESCRIPTION:

1,800 SF former chiropractic suite available for lease. (2) private offices, (1) X-ray room, (3) open treatment rooms, a physical therapy rack corner, administration, waiting room, children's play area, IT room, and ADA restroom. Multiple offices/exam rooms could be added to current layout.