

FOR SALE

**GREEN MOUNT
CORPORATE CENTER
PROFESSIONAL OFFICE
INVESTMENT**

**475 REGENCY PARK DR.
O'FALLON, IL 62269**

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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475 REGENCY PARK DR

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01

EXECUTIVE SUMMARY

INVESTMENT SUMMARY
MARKET POSITIONING

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OFFERING SUMMARY

ADDRESS: 475 Regency Park Dr.
COUNTY: St. Clair
BUILDING SF: 49,776
LAND ACRES: 2.51
YEAR BUILT: 2008
YEAR RENOVATED: 2019
PARCEL NUMBER: 03-36.0-203-013

FINANCIAL SUMMARY

OFFERING PRICE: \$9,100,000
NOI: \$643,802
CAP RATE: 7.07%

SUMMARY

High profile income producing office asset available for sale. Only one vacancy (6,819 SF) in this Class A office building. Very strong professional services tenant base with a Weighted Average Lease Term (WALT) calculation of 3.4 years. All tenants have options to extend for additional terms with annual escalations. Contact broker for financial details.

Vacant space available for lease at \$28.75/SF Full Service.



HIGHLIGHTS

- High profile income producing office asset
- Only one vacancy (6,819 SF)
- Very strong professional services tenant base
- All tenants have options to extend

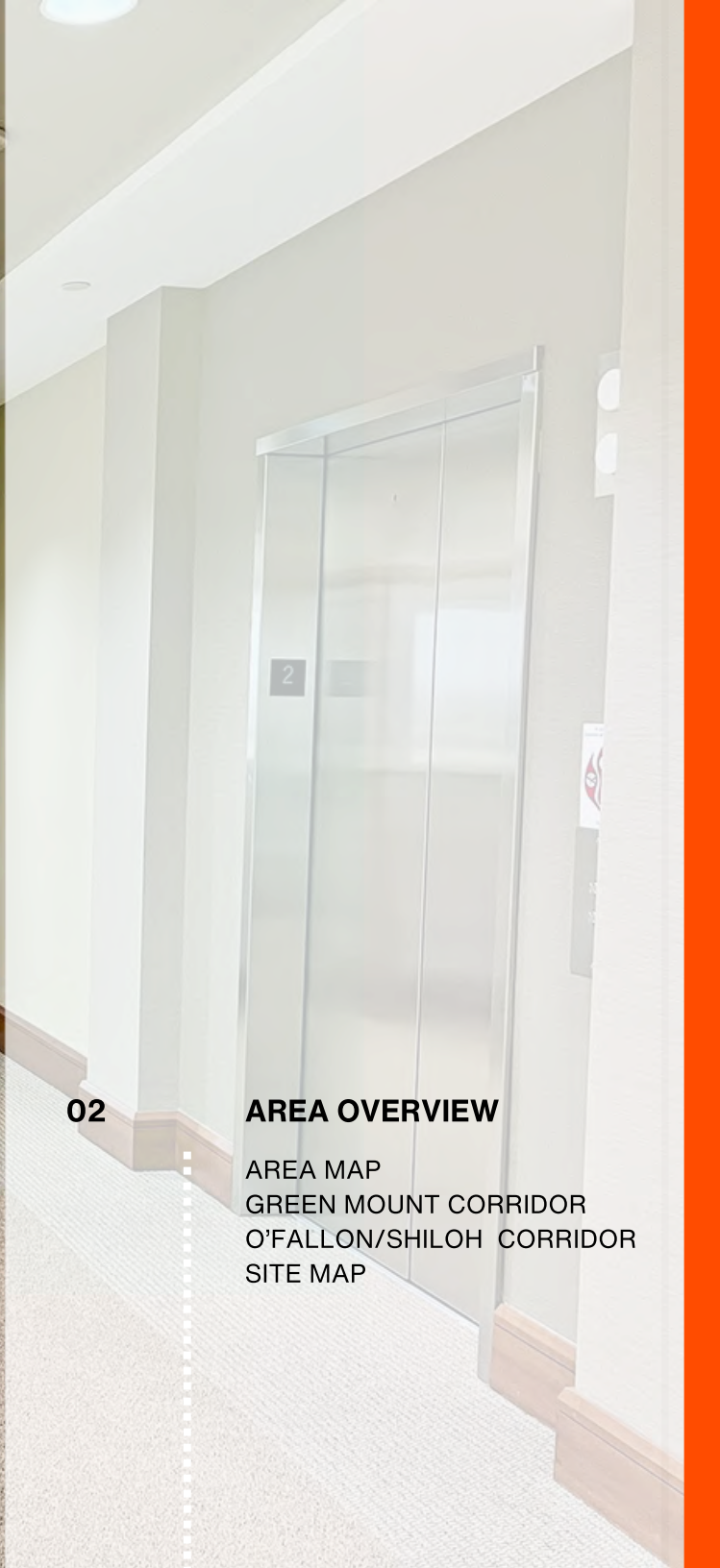
O'FALLON / SHILOH – ST. LOUIS METROPOLITAN EAST



EXECUTIVE MARKET POSITIONING

The O'Fallon–Shiloh office submarket represents the most stable and growth-oriented office corridor within the Illinois portion of the St. Louis Metropolitan Statistical Area (MSA). Unlike legacy CBD product in Downtown St. Louis, this corridor benefits from sustained residential growth, strong household income demographics, and proximity to major regional economic anchors including Scott Air Force Base and St. Elizabeth's Hospital.

Over the past decade, O'Fallon has emerged as one of the few Illinois communities demonstrating consistent population expansion and commercial development. This growth has reinforced the Green Mount Road / Interstate 64 corridor as the premier suburban office node in Metro East. Class A product in this corridor has materially outperformed older B and C assets in both occupancy and rental stability.



02

AREA OVERVIEW

AREA MAP
GREEN MOUNT CORRIDOR
O'FALLON/SHILOH CORRIDOR
SITE MAP

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AREA MAP

← DOWNTOWN ST. LOUIS - 15 MILES



Tremendous visibility to I-64 and Green Mount Rd - premier growth corridor in the Metropolitan East. Within walking distance to multiple restaurants, hotels, and directly adjacent to O'Fallon Regency Conference Center and St. Elizabeth's Hospital. Located 5 minutes from Scott Air Force Base, 15 minutes to downtown St. Louis, MO and 30 minutes to St. Louis International Airport.

THE GREEN MOUNT GROWTH CORRIDOR

The subject property is positioned along Green Mount Road with immediate access to Interstate 64, a primary east-west arterial connecting Metro East to Downtown St. Louis and Lambert International Airport. This corridor has experienced:

- Significant residential housing development
- Expansion of retail and hospitality uses
- Continued healthcare infrastructure investment
- Professional services office clustering

The corridor's proximity to Scott Air Force Base — one of the region's largest employment centers — provides a steady stream of defense, logistics, and federal-related economic activity. Combined with the presence of major healthcare infrastructure, this submarket demonstrates economic drivers that are defensive in nature and less sensitive to cyclical downturns.

From an office fundamentals standpoint, the Green Mount corridor is characterized by:

- Limited new speculative Class A construction
- Flight-to-quality tenant behavior
- Higher parking ratios compared to urban submarkets
- Strong accessibility and visibility

Institutional capital has increasingly favored suburban nodes with these attributes over traditional downtown office environments.

O'FALLON / SHILOH CORRIDOR



REGIONAL BUSINESS PRESENCE & ECONOMIC INFLUENCE

The O'Fallon/Shiloh corridor is home to a diverse mix of professional services, financial advisory, engineering, architectural, legal, and insurance firms that collectively strengthen daytime employment density and support Class A office demand.

SITE MAP





GREENMOUNT

corporate center

GENERAL DYNAMICS

Booz | Allen | Hamilton

FGMA ARCHITECTS

RAYMOND JAMES



BENJAMIN F. EDWARDS
INVESTMENTS *for* GENERATIONS

STIFEL



SANDBERG
PHOENIX

03

PROPERTY HIGHLIGHTS

TENANT PROFILES
INTERIOR IMAGES

TENANT PROFILES



BENJAMIN F. EDWARDS® & CO.
INVESTMENTS for GENERATIONS®

Benjamin F. Edwards & Company, Inc.

Benjamin F. Edwards is a nationally recognized wealth management and investment advisory firm with deep roots in the St. Louis region. Its presence in the Metro East contributes to the financial services ecosystem serving high-net-worth individuals, business owners, and institutional clients. Firms of this caliber demand high-quality office environments consistent with Class A suburban product and support professional employment growth within the corridor.



Wheelhouse Advisory Group, LLC

Wheelhouse Advisory Group operates within the consulting and advisory space, supporting businesses through strategic, financial, and operational services. Advisory firms such as Wheelhouse reinforce the region's professional services cluster and generate demand for collaborative, client-oriented office space in accessible suburban locations.



GIS Engineering, LLC

GIS Engineering provides geospatial analysis, infrastructure planning, and technical consulting services that support public sector, transportation, and land development initiatives. Technical engineering firms contribute to economic diversification within the Metro East and are typically stable, long-term office users given their project-based service models.



CliftonLarsonAllen, LLP (CLA)

CliftonLarsonAllen ranks among the largest professional services and accounting firms nationally. Serving businesses, nonprofits, and government entities across the Midwest, CLA strengthens the St. Louis region's advisory and compliance infrastructure. The presence of national accounting firms enhances the credibility and maturity of the Metro East office market.

TENANT PROFILES



Stifel, Nicolaus & Company, Inc.

Headquartered in St. Louis, Stifel is a leading diversified financial services firm engaged in wealth management, investment banking, and institutional brokerage. Its regional footprint reinforces St. Louis as a financial services hub and supports high-value employment in surrounding suburban markets, including Metro East.



Sandberg, Phoenix & Von Gontard, P.C.

Sandberg Phoenix is a full-service law firm with a significant St. Louis presence and service reach into Illinois. Legal firms such as Sandberg Phoenix contribute to the corporate and commercial infrastructure of the region, serving business clients that frequently operate in suburban office environments.



FGM Architects, Inc.

FGM Architects is an established design and architecture firm serving corporate, civic, education, and healthcare clients throughout the Midwest. Its presence underscores the corridor's connection to development, planning, and institutional growth, and supports demand for professional office space.



Raymond James & Associates, Inc.

Raymond James is a national financial services firm providing wealth management and advisory services. Its presence within the broader St. Louis region contributes to financial sector depth and reinforces suburban office demand for advisory practices and support teams.

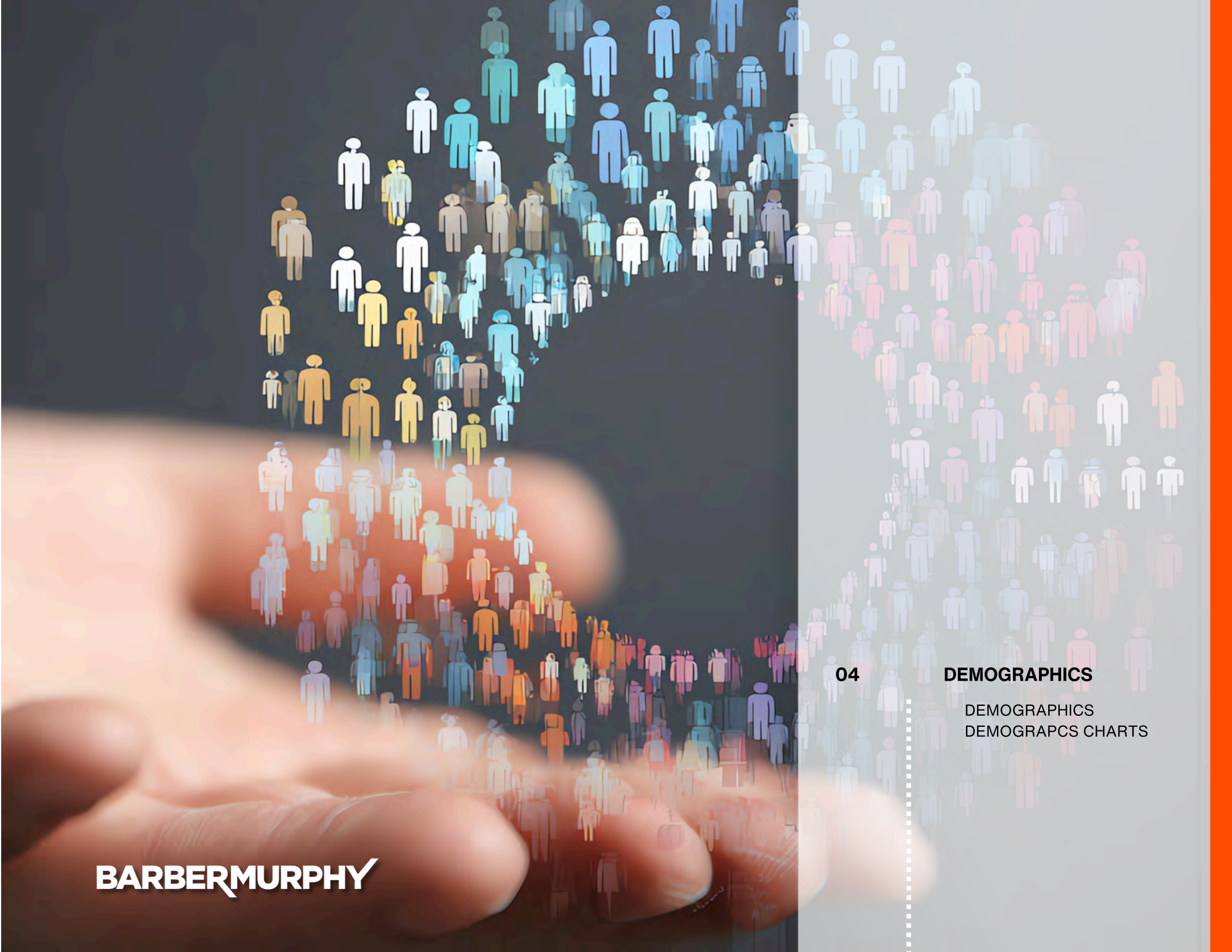


Progressive Insurance

Progressive Insurance is one of the nation's largest property and casualty insurers. Regional operations, including underwriting and claims support functions, contribute to stable white-collar employment. Insurance companies are typically long-term suburban office users due to workforce needs and parking requirements.

INTERIOR IMAGES

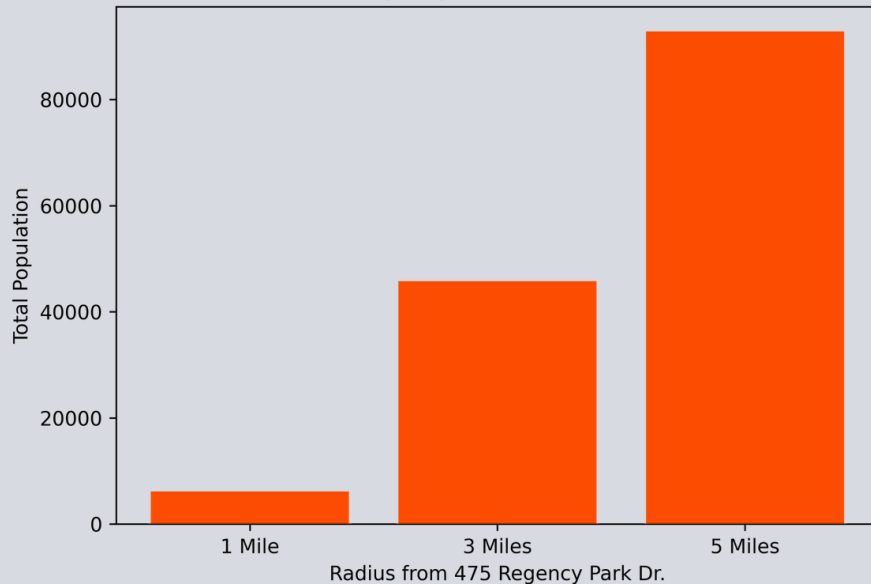




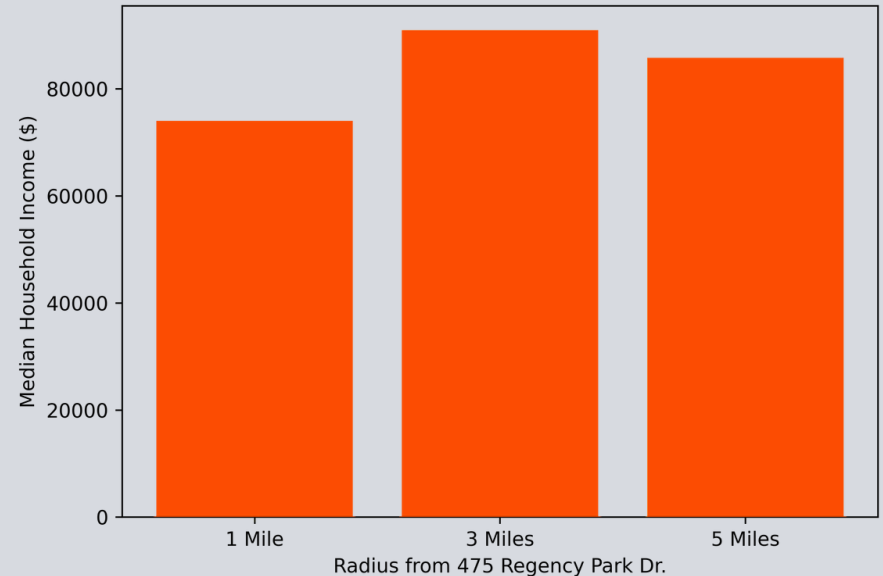
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,153	45,758	92,837
Projected to grow ~3.8–3.9% by 2029 at these radii.			
HOUSEHOLDS	2,809	18,726	37,560
MEDIAN HH INCOME	\$73,992	\$90,968	\$85,778

Total Population by Radius
475 Regency Park Dr., O'Fallon, IL



Median Household Income by Radius
475 Regency Park Dr., O'Fallon, IL





05

CONCLUSION

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CONCLUSION

CONCLUSION – STRATEGIC SUBMARKET ADVANTAGE

The O’Fallon/Shiloh office market distinguishes itself within the St. Louis MSA through:

- Sustained residential growth
- Higher household income demographics
- Defense and healthcare economic anchors
- Limited competitive Class A supply
- Strong interstate accessibility

475 Regency Park Drive is positioned within the most established and defensible office corridor in the Illinois Metro East. At a 7.07% cap rate, the offering delivers competitive yield relative to comparable suburban Class A assets while benefiting from stronger demographic and economic fundamentals than many Missouri-side submarkets.