

**FOR LEASE**

200 N Lincoln Ave.,  
O'Fallon, IL 62269



**4,500 SF OFFICE BUILDING - FORMER CITY HALL**

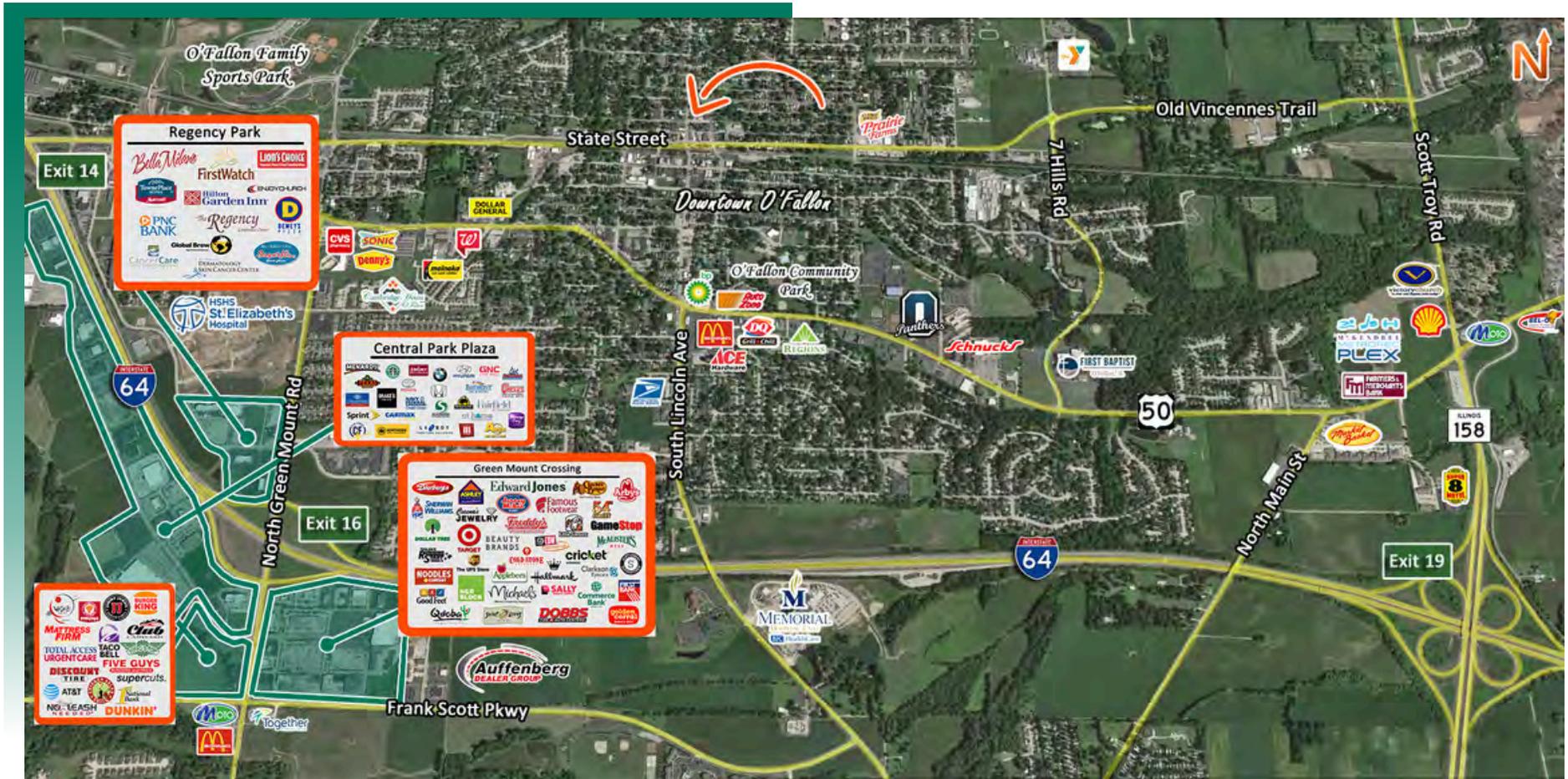
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# AREA MAP

200 N Lincoln Ave., O'Fallon, IL 62269



## LOCATION OVERVIEW

Located in downtown O'Fallon, Illinois, the property benefits from a stable and growing market with strong demographics and ongoing downtown investment. The site offers excellent accessibility for employees, clients, and visitors while maintaining a central, community-oriented setting. Highlights of this property are landmark former civic building, highly visible downtown location, flexible interior layout, on-site parking, strong identity and professional presence, walkable to restaurants, retail, and city amenities, convenient access to I-64 and the greater Metro East region.

# PROPERTY PHOTOS

200 N Lincoln Ave., O'Fallon, IL 62269

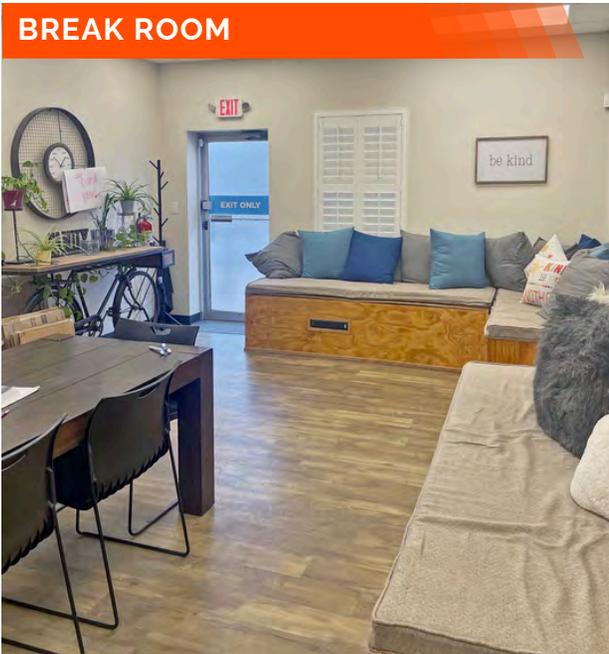
PARKING



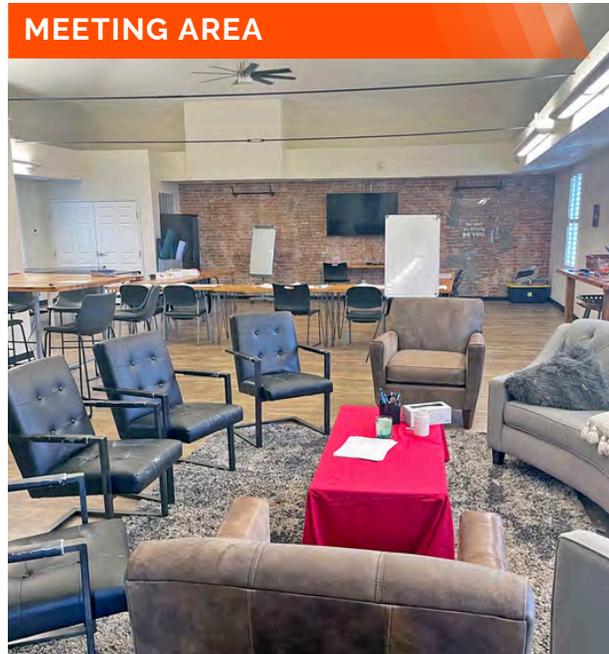
KITCHENETTE



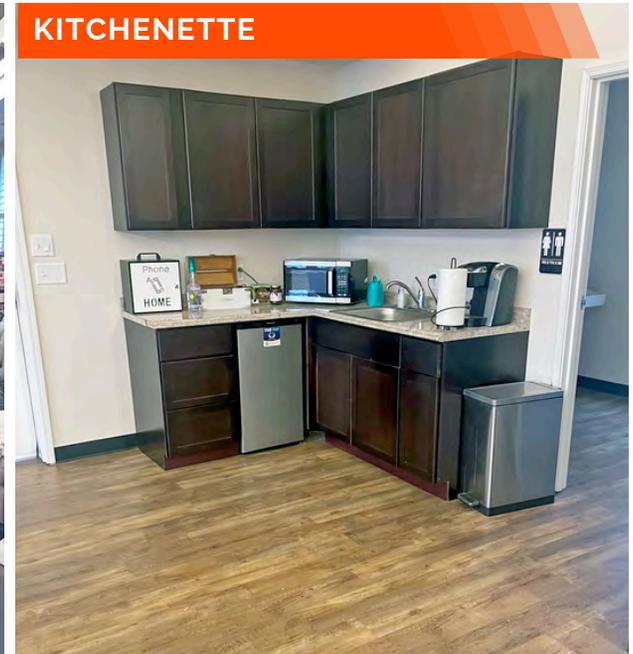
BREAK ROOM



MEETING AREA



KITCHENETTE



# PROPERTY PHOTOS

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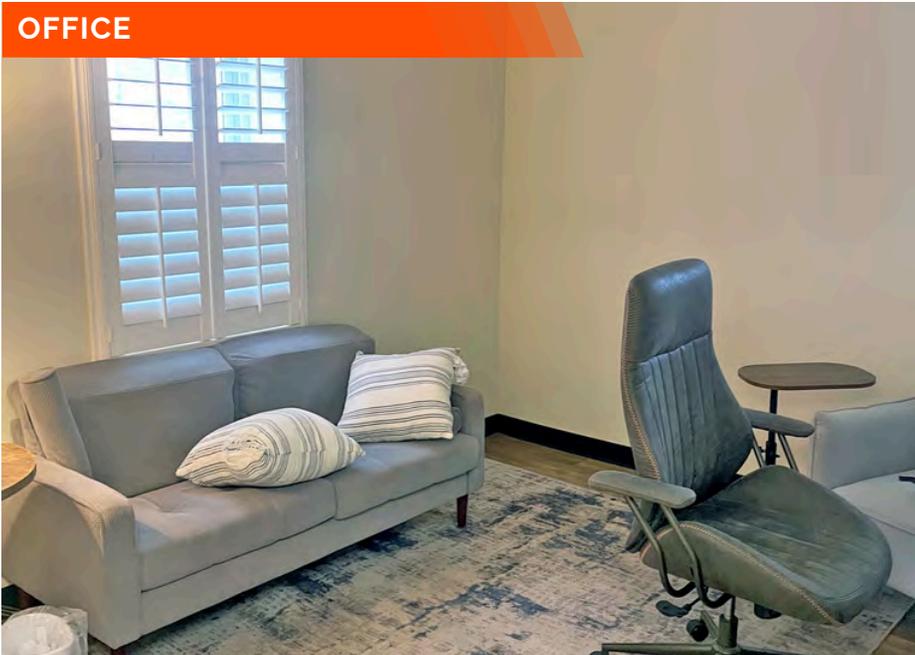
OFFICE



OFFICE



OFFICE



OFFICE



# OFFICE/RETAIL SUMMARY

200 N LINCOLN AVE

**LISTING #** 1715

## LOCATION DETAILS:

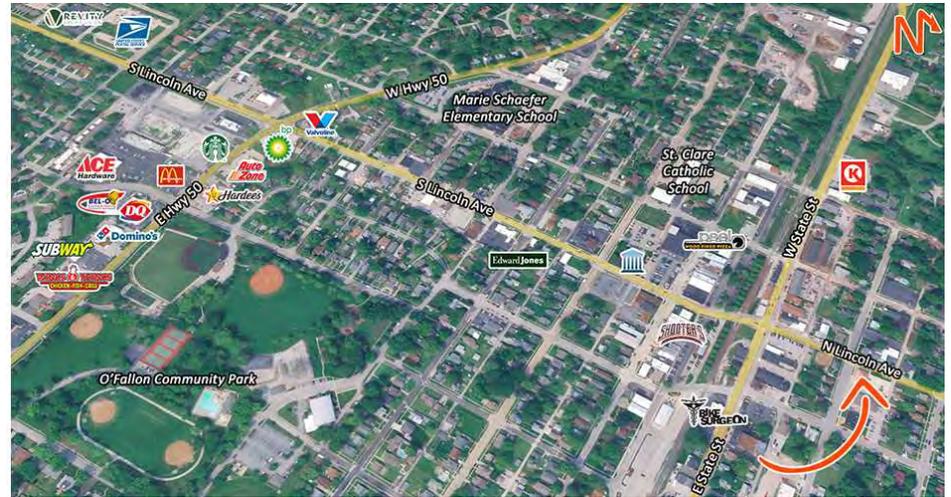
Parcel # 04-29.0-120-010  
County: IL - St. Clair  
Zoning: B-1 (P)

## PROPERTY OVERVIEW:

Building SF: 4,500  
Vacant SF: 4,500  
Usable Sqft: 4,500  
Min Divisible SF: 4,500  
Max Contig SF: 4,500  
Office SF: 4,500  
Signage: Monument  
Lot Size: 0.26 Acres  
Frontage: 143  
Depth: 79  
Parking Spaces: 15  
Parking Surface Type: Concrete

## STRUCTURAL DATA:

Year Built: 1890  
Renovated: 2021  
Ceilings: 10'  
Construction Type: Brick



## LEASE INFORMATION:

Lease Rate: \$19.75 /SF  
Lease Type: Gross

## FINANCIAL INFORMATION:

Taxes: \$7,396.00  
Tax Year: 2025

## DEMOGRAPHICS:

Traffic Count: 8550

## PROPERTY DESCRIPTION:

Establish your organization in a landmark setting at the former O'Fallon City Hall. This well-maintained building offers a professional environment with a layout designed for administrative efficiency, public-facing services, and private offices. Its downtown location provides convenient access for employees and clients alike, reinforcing credibility and long-term stability for professional users. Some potential uses include professional or executive office, medical or behavioral health clinic, nonprofit or institutional user, educational or training facility, government or public service office