

FOR SALE -AND- LEASE

1035 Eastgate Dr.,
O'Fallon, IL 62269



7,390 SF - 14,780 SF OFFICE BUILDING

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

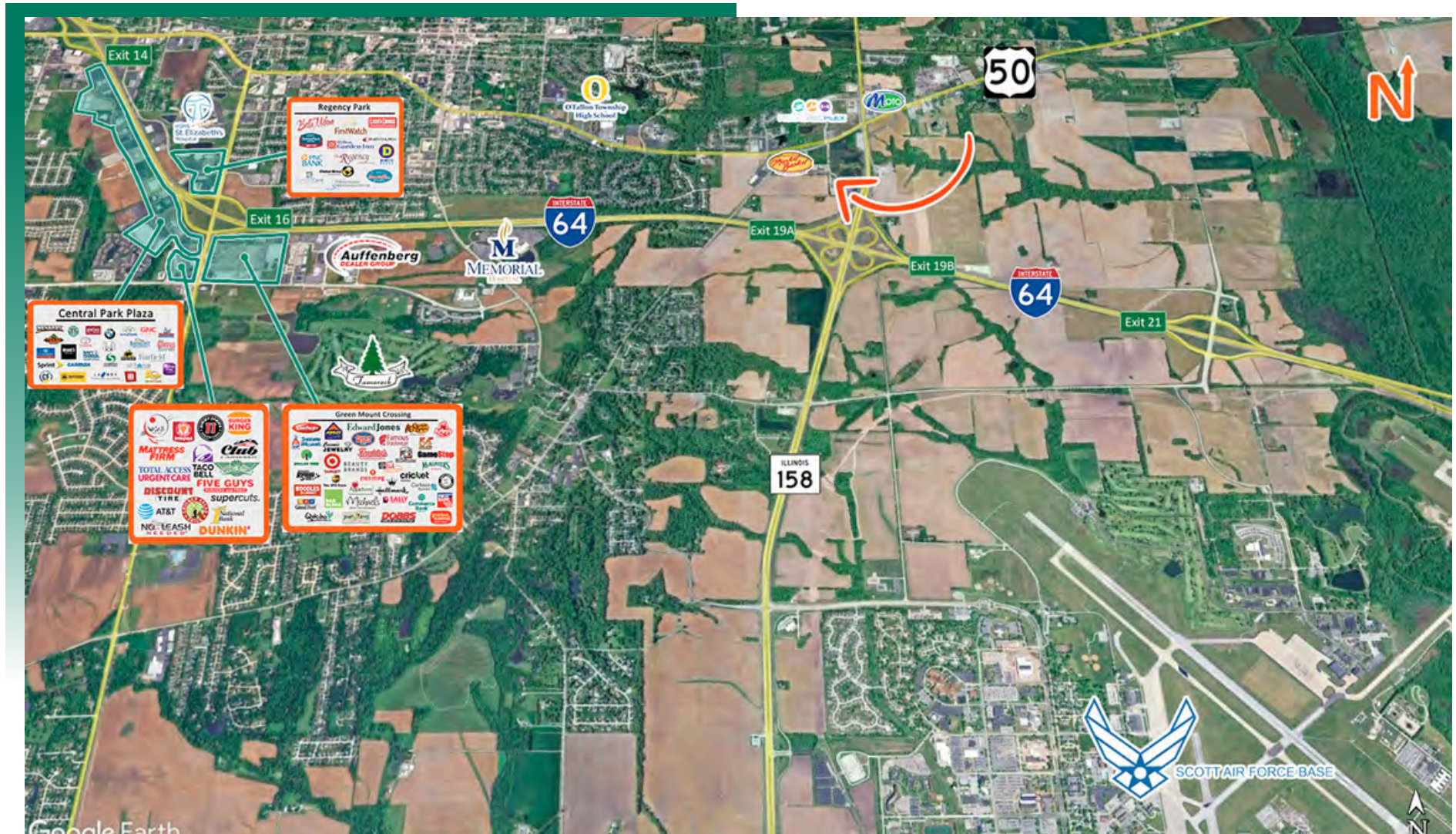
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tonys@barbermurphy.com



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

1035 Eastgate Dr., O'Fallon, IL 62269

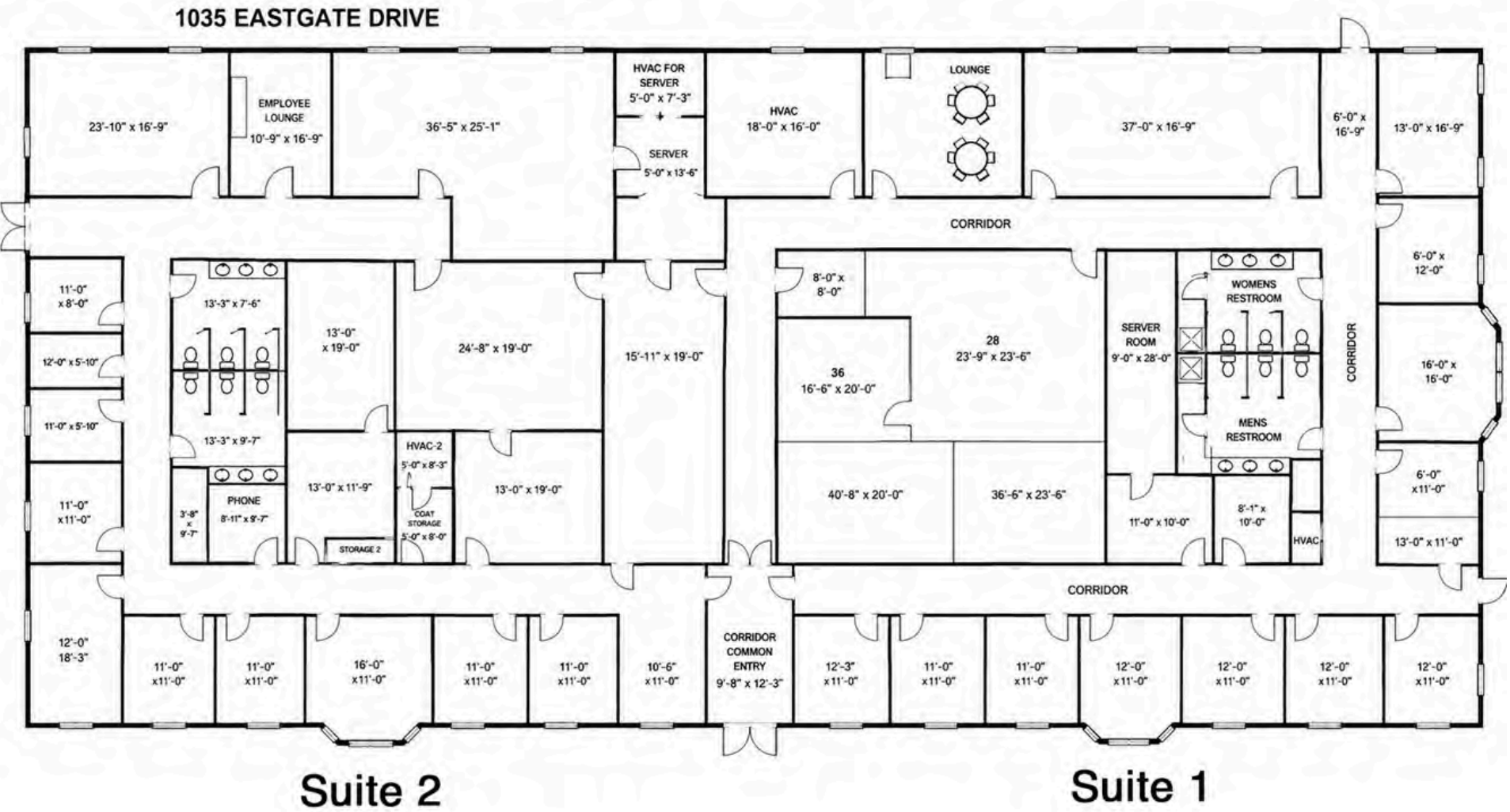


LOCATION OVERVIEW

This property is across from the McKendree Metro Rec Plex on US Hwy 50 and just two minutes from I-64 (Exit 19). It is five minutes from Scott AFB and MidAmerica Airport, 20 minutes from downtown St. Louis, and 35 minutes from Lambert International Airport. Memorial Hospital East, Siteman Cancer Center, and St. Elizabeth's Hospital are all minutes away, with abundant nearby restaurants and retail.

FLOOR PLAN

1035 Eastgate Dr., O'Fallon, IL 62269



*Not to scale

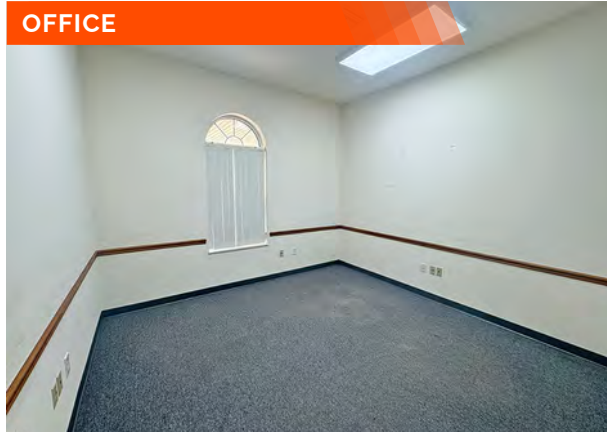
PROPERTY PHOTOS

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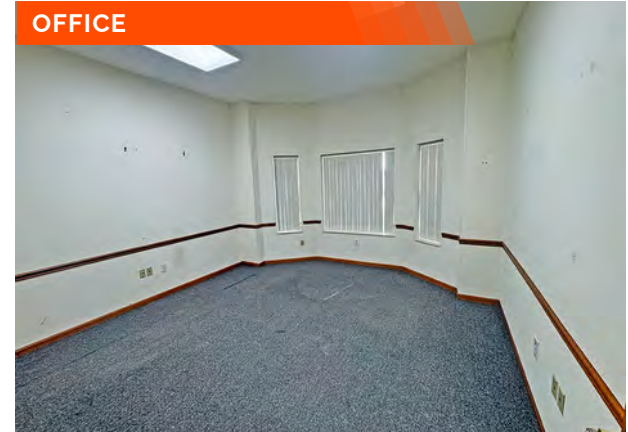
OFFICE



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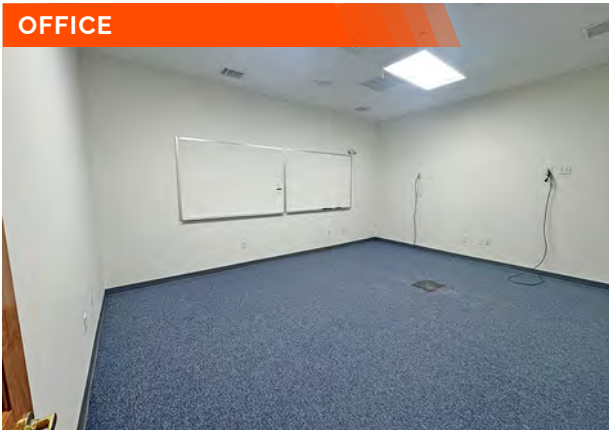
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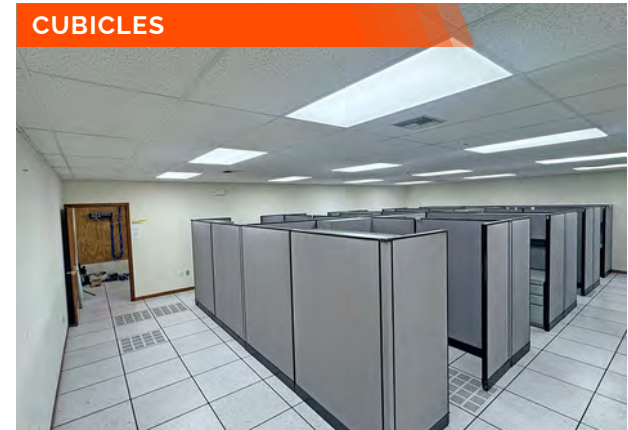
OFFICE



ENTRY HALLWAY



CUBICLES



PROPERTY PHOTOS

1035 Eastgate Dr., O'Fallon, IL 62269

KITCHENETTE/BREAK ROOM



KITCHENETTE/BREAK ROOM



CONFERENCE ROOM



CONFERENCE ROOM



CONFERENCE ROOM



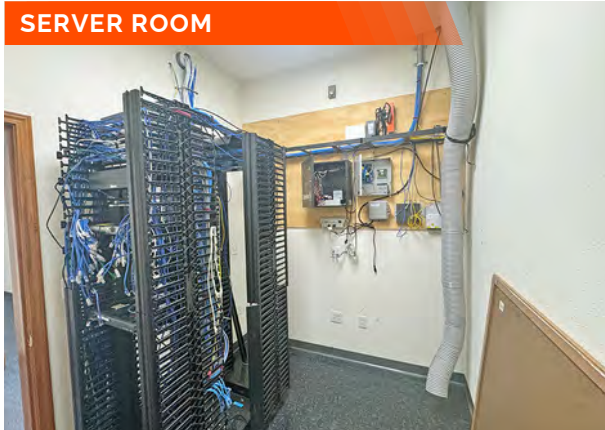
CONFERENCE ROOM



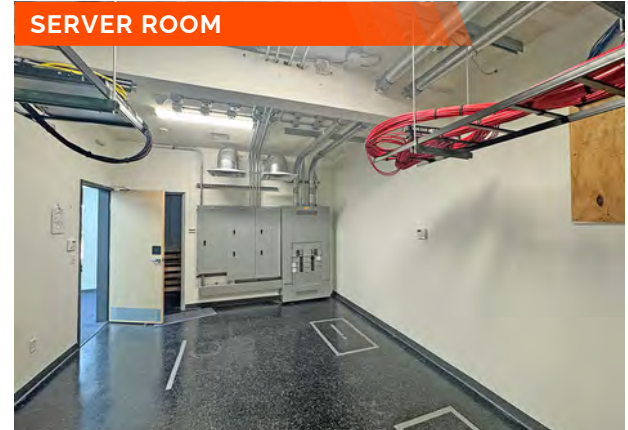
SERVER ROOM



SERVER ROOM



SERVER ROOM



PROPERTY INFORMATION

1035 Eastgate Dr., O'Fallon, IL 62269

PARKING



This building is divisible. Previously used by Lockheed Martin. The building has an underground security infrastructure with enterprise-grade connectivity suitable for DoD/military vendors.

Suite #1 - 7,390 SF

13 private offices, 3 conference rooms, a kitchenette, a server room, and ADA-compliant male/female restrooms.

Suite #2 - 7,390 SF

12 private offices, 3 conference rooms, a kitchenette, a server room, and ADA-compliant male/female restrooms.

OFFICE/RETAIL SUMMARY

1035 EASTGATE DR., O'FALLON, IL 62269

LISTING # 3294

LOCATION DETAILS:

Parcel # 04-33.0-202-002
County: IL - St. Clair
Zoning: Office District (P) - City of O'Fallon

PROPERTY OVERVIEW:

Building SF: 14,780
Vacant SF: 14,780
Usable Sqft: 14,780
Min Divisible SF: 7,390
Max Contig SF: 14,780
Office SF: 14,780
Lot Size: 1.42 Acres
Frontage: 350
Depth: IRR
Parking Spaces: 56
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2005
Renovated: 2020
Building Class: B
Ceilings: 8' - 9'
Construction Type: Brick



SALE/LEASE INFORMATION:

Sale Price: \$1,350,000
Lease Rate: \$16.00/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$38,082.00
Tax Year: 2025

PROPERTY DESCRIPTION:

14,780 SF Office Building for lease or for sale. This building is divisible. Previously used by Lockheed Martin. The building has an underground security infrastructure with enterprise-grade connectivity suitable for DoD / military vendors. Suite #1 has 13 private offices, 3 conference rooms, a kitchenette, a server room, and ADA-compliant male/female restrooms. Suite #2 has 12 private offices, 3 conference rooms, a kitchenette, a server room, and ADA-compliant male/female restrooms.



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