

Office / Studio Space for Lease

772 Wall Street, O'Fallon, IL 62269



- 2,224 SF for Lease
- Currently utilized as a Yoga Studio
- Parking for 20
- Broker has an ownership interest
- Easy access to I-64 and SAFB

Lease Rate: \$15.00 per SF, Gross

BARBERMURPHY

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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.





Listing No: 2033

Office772 Wall Street
O'Fallon, IL 62269**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$15.00

Lease Type: Gross

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:**Comments**

Great O'Fallon location near new St. Elizabeth's Hospital. Easy access to I-64 and Scott AFB. Current use is a yoga studio. Locally owned and managed!

Total SF Available: 2,224 SF**Min Divisible SF: 2,224 SF****SQUARE FOOT INFO:**

Building Total: 4,077 SF

Total Available: 2,224 SF

Direct Lease: 2,224 SF

Sublease: 0 SF

Office: 2,224 SF

Retail: 0 SF

Min Divisible: 2,224 SF

Max Contiguous: 2,224 SF

LAND MEASUREMENTS:

Acres: 0.56

Frontage:

Depth:

PROPERTY INFORMATION:

Parcel No: 04-30.0-303-054

County: St. Clair

Zoning: B-1

Zoning By: O'Fallon

Complex: Cambridge Office
Park

Prior Use: Yoga Studio

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: 5 per 1,000

Surface Type: Concrete

Traffic Count: N/A

Property Tax:

Tax Year:

STRUCTURAL DATA:

Year Built: 1995 Clearance Min: Exterior: Brick

Rehab Year: Clearance Max: Bay Spacing:

Floors: 1 Floor Drains: Sprinklers: No

Class: B

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