

Medical Office Space for Lease

101 Springfield Court, O'Fallon, IL 62269



- ❖ 2,945 SF Medical Office Space available for Lease
- ❖ Space Consists of:
12 Offices, including 6 Treatment Rooms, Large Private Doctor's Office, Waiting/Reception Area and X-ray/Dark Room

- ❖ Ideal location only ¼ mile from the New Memorial Hospital and just East of the New St. Elizabeth's Hospital (2017)

Lease Rate: \$3,500 per Month, Gross

1173 Fortune Blvd.
Shiloh, IL 62269
Office (618) 277-4400
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GROUP
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www.barbermurphy.com

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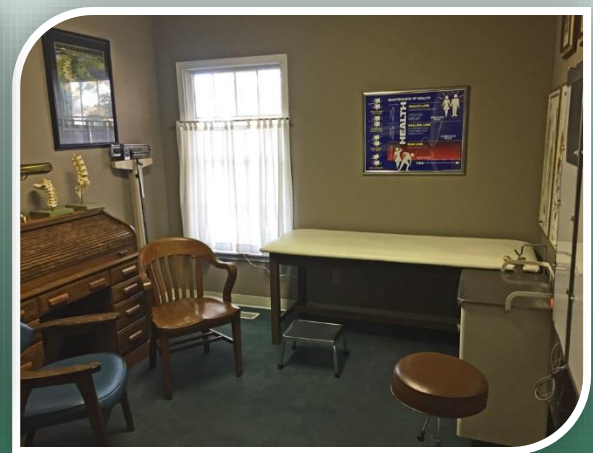
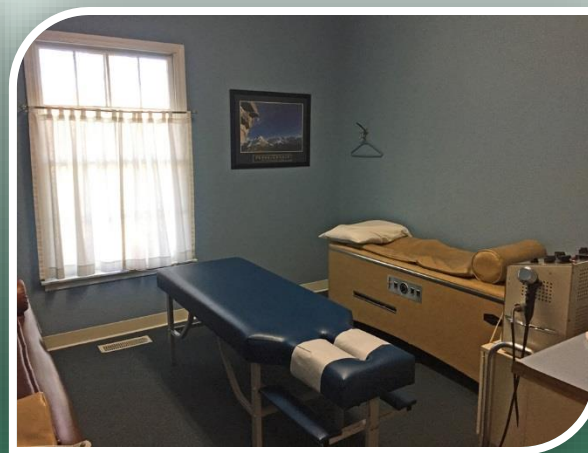
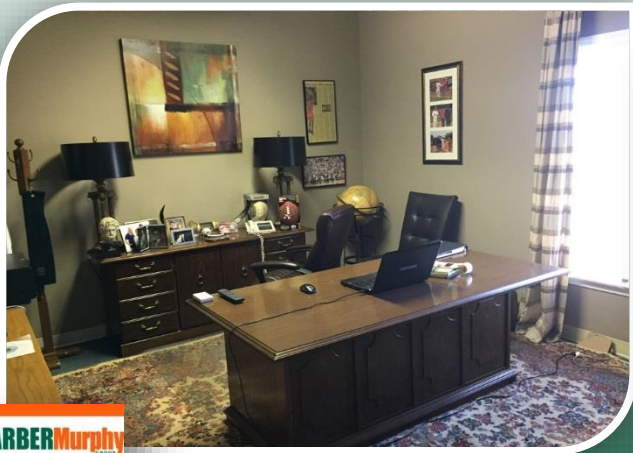
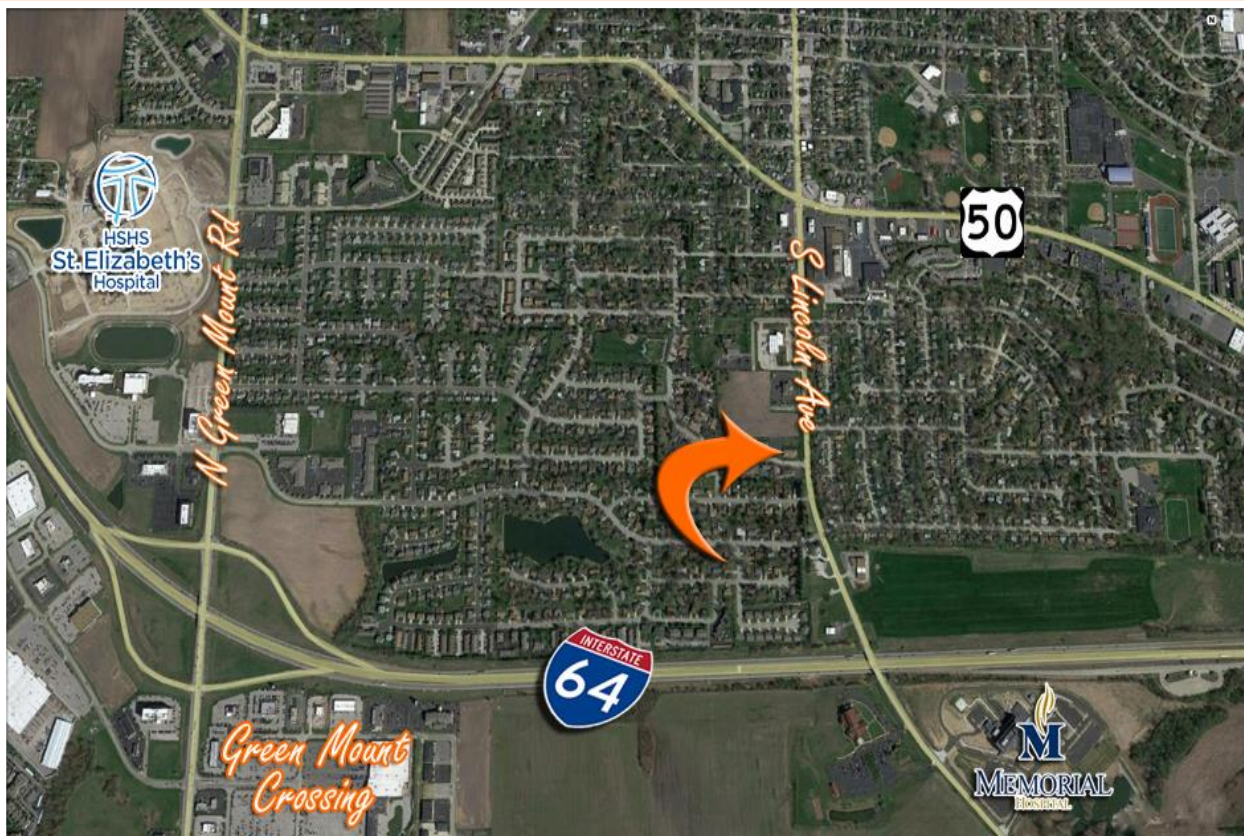
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





Listing No: 1673

Office

101 Springfield Court
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: \$14.26
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Space consists of 12 Offices, including 6 Treatment Rooms, Large Private Doctor's Office, Waiting/Reception Area and X-ray/Dark Room.

Comments

2,945 SF Medical Office For Lease located 1/4 mile from the New Memorial Hospital in Shiloh.

Total SF Available: 2,945 SF
Min Divisible SF: 2,945 SF

SQUARE FOOT INFO:

Building Total: 5,890 SF
Total Available: 2,945 SF
Direct Lease: 2,945 SF
Sublease: 0 SF
Office: 2,945 SF
Retail: 0 SF
Min Divisible: 2,945 SF
Max Contiguous: 2,945 SF

LAND MEASUREMENTS:

Acres: 0.60
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 04-31.0-216-031	TIF:	Parking:
County: St. Clair	Enterprise Zone: No	Surface Type:
Zoning: City of O'Fallon	Survey: No	Traffic Count: 10,900
Zoning By: City of O'Fallon	Environmental: No	Property Tax: \$2,016.00
Complex:	Archaeological: No	Tax Year: 8,393.96
Prior Use: Medical		



STRUCTURAL DATA:

Year Built: 1990	Clearance Min: 8	Exterior: Brick
Rehab Year:	Clearance Max: 8	Bay Spacing:
Floors:	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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