

FOR LEASE

4905 Stone Falls Center, Suite B
O'Fallon, Illinois 62269

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Professional Office Building

- 2,898 SF Available
- Monument Signage Available
- Plenty of Parking
- Tenant Improvement Allowance Provided
- Near corner of Old Collinsville Rd. & Frank Scott Parkway
- High Visibility from Frank Scott Parkway
- **Lease Rate: \$16.00 PSF, NNN**

EXPERIENCE... DEDICATION... RESULTS

For information, contact:

DAVE KUNKEL

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784 WALL STREET, SUITE 100A
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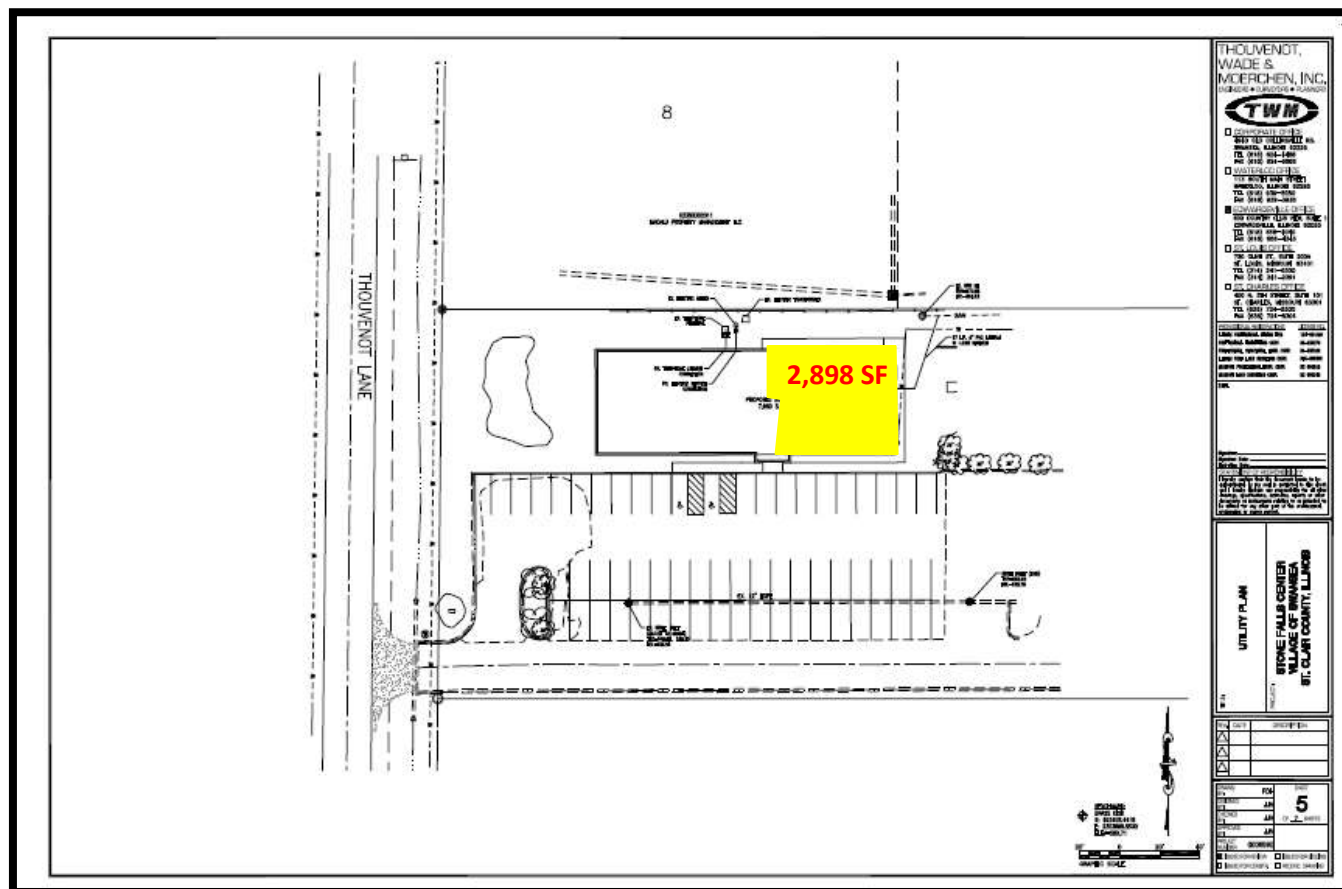


Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

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2,898 Square Feet Available

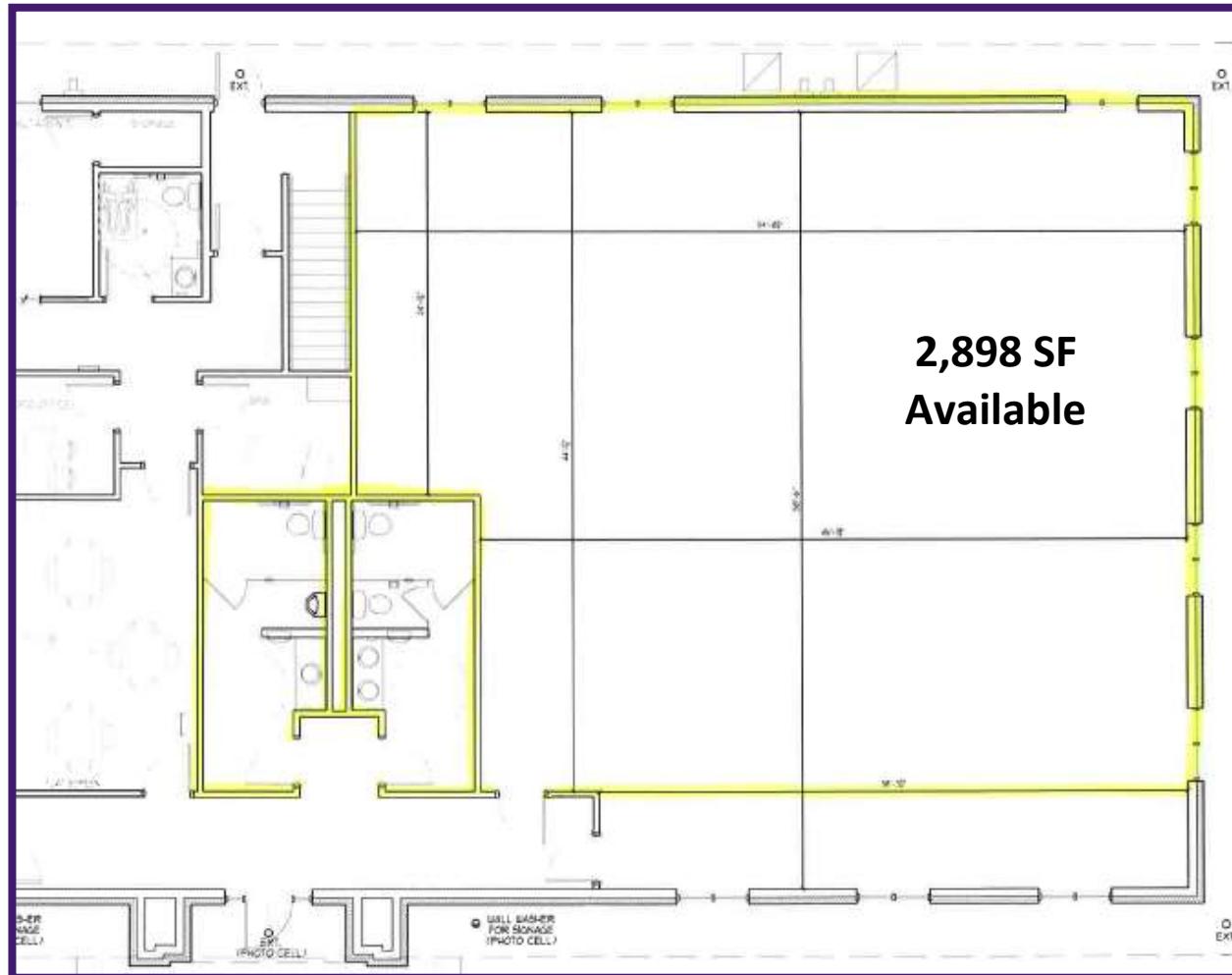
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COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Space

Address: 4905 Stone Falls Center, Suite B

City: O'Fallon **State:** IL **Zip:** 62269 **County:** St. Clair

Building Size: 7,822 SF

Usable/Rentable: U **Total Space Available Now:** 2,898 SF

Year Built: 2016 **Number of Floors:** One (1)

Ceiling Height: **Elevators:** No **Sprinklers:** No

Overhead Doors: No

Lot Size: **Frontage:** **Depth:**

Parking Spaces: 60+

Zoning: **By:**

Permanent Parcel #:

Taxes (Year):

Sale Price: N/A

Lease/Sub-Lease Rate: \$16.00 Per Square Foot Plus NNN

Lease Rate Includes:

Comments: Great visibility from Frank Scott Parkway.

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