

For Lease > 1,936 SF Office Space

#1 Eagle Center, O'Fallon, IL 62269



Lease Rate: \$2,500 per Month, Modified Gross

Suite 1 – 1,936 SF Split Level Space

- Consists of Six Offices, Conference Room, and 2 Restrooms
- Located in the Eagle Center Office Park
- Near the new St. Elizabeth's Hospital – Medical Corridor
- ½ Mile from I-64; Exit 14



1173 Fortune Blvd.

Shiloh, IL 62269

Office (618) 277-4400

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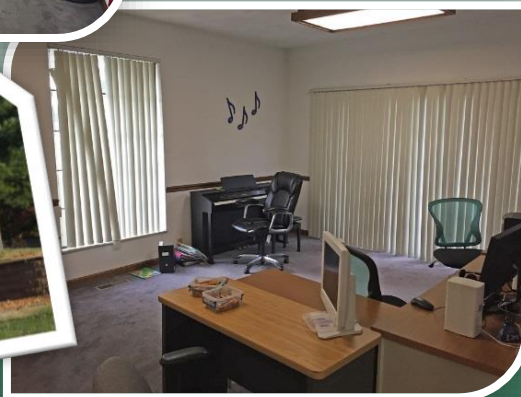
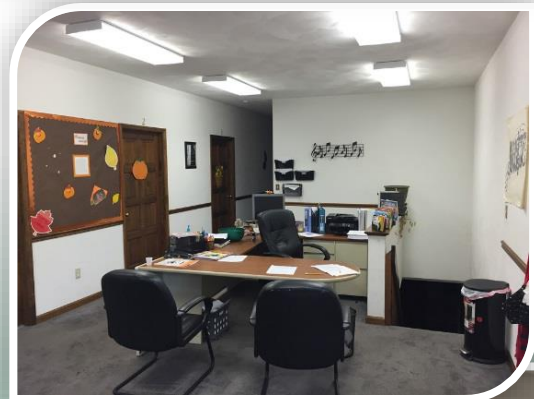
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

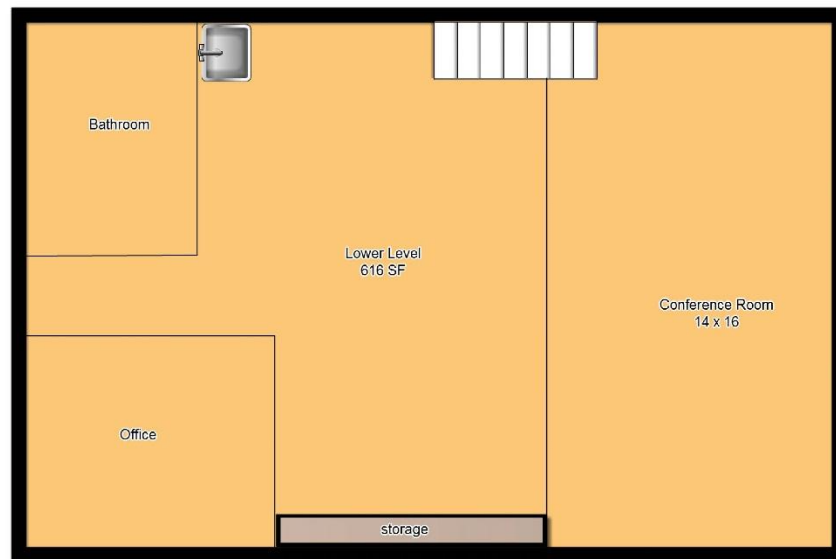




30

44

0ft 12ft 24ft



0ft 12ft 24ft

Listing No: 1500

Office

Total SF Available: 1,936 SF

Min Divisible SF: 1,936 SF

1 Eagle Center
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

SQUARE FOOT INFO:

Building Total: 8,208 SF

Total Available: 1,936 SF

Direct Lease: 1,936 SF

Sublease: 0 SF

Office: 1,936 SF

Retail: 0 SF

Min Divisible: 1,936 SF

Max Contiguous: 1,936 SF

LAND MEASUREMENTS:

Acres:

Frontage: 180 FT

Depth:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$15.50

Lease Type: Modified Gross

Net Charges:

CAM Charges:

Lease Term:

PROPERTY INFORMATION:

Parcel No: 03-25.0-409-019

County: St. Clair

Zoning: B-1 Commercial

Zoning By: O'Fallon

Complex: Eagle Center

Prior Use:

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: 48

Surface Type:

Traffic Count: 14,300

Property Tax:

Tax Year:

Leasing Comments:

Suite 1 is 1,936 SF and consist of a lobby, 6 private offices, conference room and 2 restrooms.

Comments

Located at the corner of US Hwy 50 and Eagle Center Drive.



STRUCTURAL DATA:

Year Built: 1985 **Clearance Min:** 8' **Exterior:** Wood

Rehab Year: **Clearance Max:** 8' **Bay Spacing:**

Floors: 2 **Floor Drains:** **Sprinklers:** No

Class: B

Listing Broker(s)

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