

# O'Fallon IL Office Space

100-102 Springfield Court, O'Fallon IL 62269



8,600 SF Available \$20.00 PSF (Gross)

**WP** | **WITTENAUER**  
P R O P E R T I E S<sup>®</sup>

**David Wittenauer** | President  
Designated Managing Broker

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269  
Office: 618.632.5850 | Fax: 618.632.3270  
Email: [info@wittenauerproperties.com](mailto:info@wittenauerproperties.com)  
[www.wittenauerproperties.com](http://www.wittenauerproperties.com)

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## PROPERTY OVERVIEW:

- Strong Medical Corridor Location: Close proximity to HSHS and St. Elizabeth's Hospital, providing excellent access to a dense healthcare-driven trade area.
- Total Leased Area: ~8,600 SF
  - Main Level: ~5,730 SF
  - Lower Level: ~2,865 SF
- 10 Exam Rooms, 1 X-Ray Room, 5 Administrative Offices, and Reception/Waiting Room
- New roof installed 2021
- Year Built 1995
- 45 Parking Spaces
- Interior Wheelchair Ramp

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