

1215 Tom Ginnever Ave

1215 Tom Ginnever Ave, O'Fallon, MO 63366



Presented by
KW Commercial



Price: \$12.00 /SF/YR

Prime O'Fallon Commercial Leasing Opportunity at \$12.00/sf! Discover a versatile and expansive commercial space located at 1215 Tom Ginnever Ave in the heart of O'Fallon, MO. This property offers a unique opportunity for organizations or businesses looking for a established footprint in a thriving St. Charles County community. There are a total of 4 loading dock doors, two of which are function with the current floor plan. Additional shared parking agreements are in place with the adjacent business. Property Highlights: Spacious Interior: The building features a significant total usable area of 12,900 sf ft (per Owner), providing ample room for various layouts and operations. Building is currently used as a modern church with two lobby areas, a worship auditorium that seats 350 people and a 30' x 27' raised stage, a green room with a restroom for the worship team, and special guests. Full audio and video production capable with lighting and a engineer's production booth, with YouTube and other social media productions. In addition, the building features several large meeting rooms with 900 sf of upstairs offices with a bathroom. Two public bathrooms are located both at the main Lobby and at the children area lobby. Modern Infrastructure: Originally constructed around 1999–2001, this well-maintained facility sits on a 0.91-acre lot with exceptional 90 car parking offering ample parking for staff, visitors, a church congregation, or most

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Currently utilized as a Church with large open areas for flexible uses

Hughes Blvd. Community Profile: The surrounding neighborhood boasts a strong median home value



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Building Photo

Listing space

1st Floor

Space Available	12,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	July 15, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

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Property Photos



Building Photo



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Property Photos



Kitchen and coffee



Kitchen area off Main Lobby

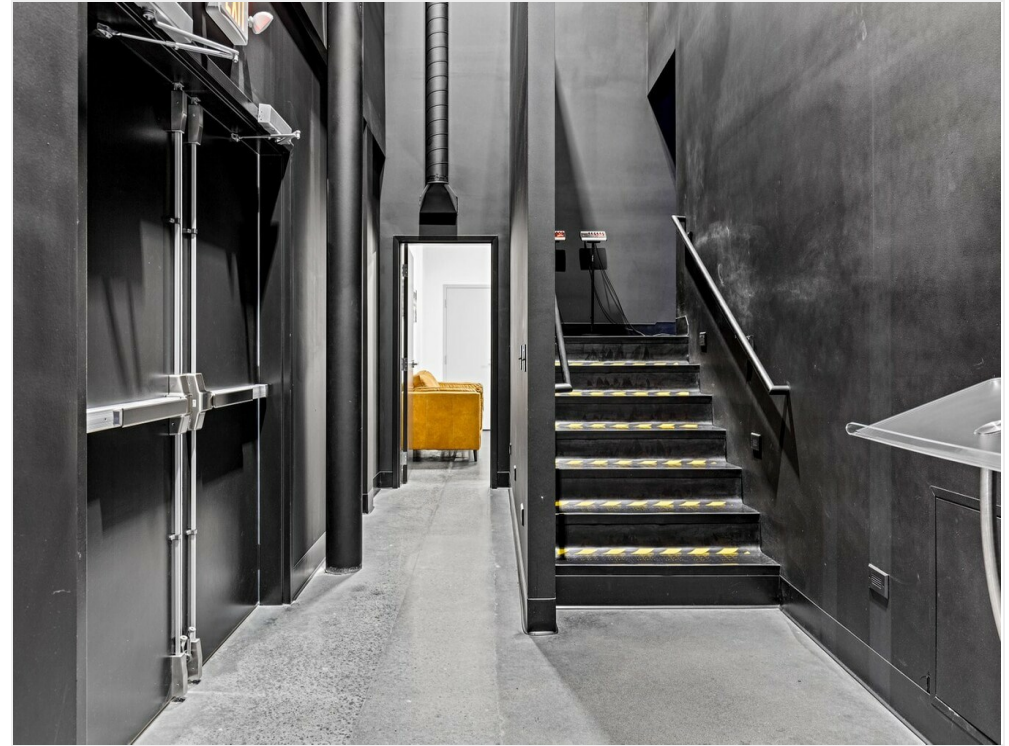
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Stairwell to 2nd Floor/upstairs 900 sf office

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2nd Floor office with bathroom



2nd Floor Media Room

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2nd Floor



2nd Floor HVAC

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"Green Room"

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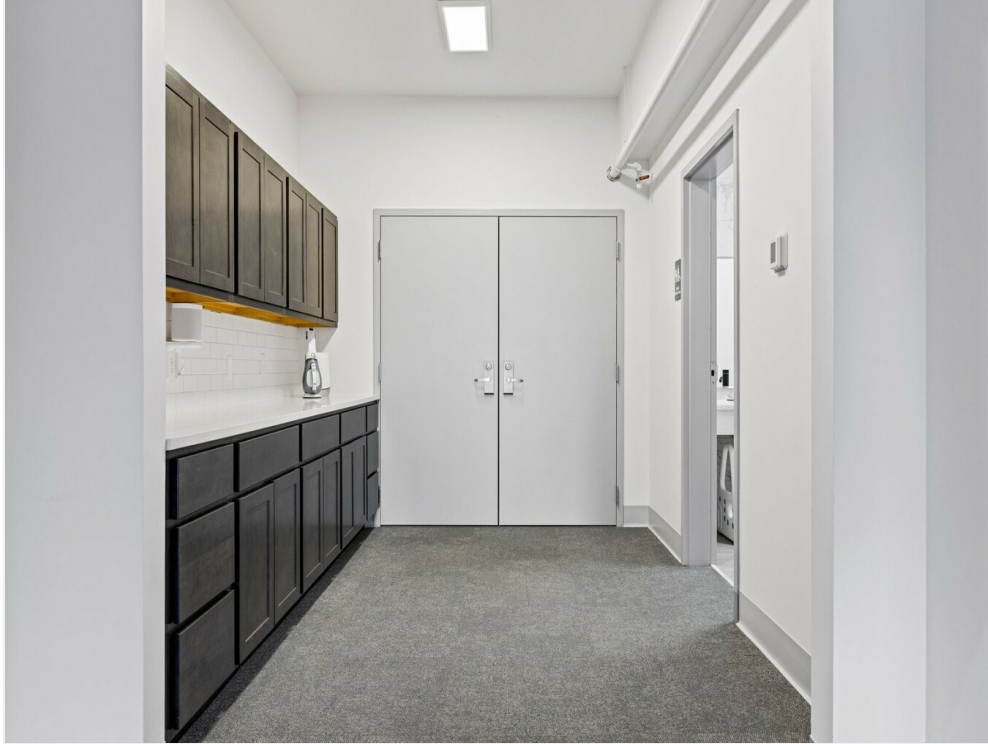


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Main floor cabinets



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Lobby for "Kidz" area.



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Sound Production Booth



Seating up to 350 people

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Location

