

# FOR LEASE OFFICE/ RETAIL SPACE

619-645 W Hwy 50, O'Fallon, Illinois 62269



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## Office/Retail Space Available For Lease

- **Suite 627: 1,450 SF Available**
  - Waiting/reception area, three (3) private offices, conf room, open work area, break room, one (1) restroom and rear exit door
- **Suite 635: 1,512 SF Available**
  - Waiting area, two (2) large offices or exam rooms, three (3) small offices or exam rooms, two (2) restrooms and rear exit door.
- Main level access ideal for office or retail use
- Parking: 88 Spaces
- Signage available on the building
- Professionally Managed
- New Ownership!
- Surrounded by National Retailers
- Excellent visibility and convenient access along Hwy 50, one of O'Fallon's primary east-west corridors
- **Lease Rate: \$18.00 PSF, Modified Gross**

*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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