

LEASE RATE

PER SF
PER YEAR

1ST FLOOR: \$15.95 NNN
2ND FLOOR: \$18.95 MG



1625 OAK ST

1ST FLOOR SPACE OVERVIEW

- 4,013 SF
- Rent: \$15.95/SF
- NNNs: ~\$4.85/SF
- Parking: \$85/month per stall

2ND FLOOR SPACE OVERVIEW

- 2,250 SF
- Rent: \$18.95/SF
- CAM: ~\$2.25/SF
- Parking: \$85/month per stall

Property Highlights

17th & Oak
Intersection



Glass Overhead Door
& Large Windows



Parking Adjacent
to Building



Move-In Ready
Office Space



BRENDAN LOELLKE

 **618-946-7228**



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1ST FLOOR SUITE PHOTOS



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2ND FLOOR SUITE PHOTOS



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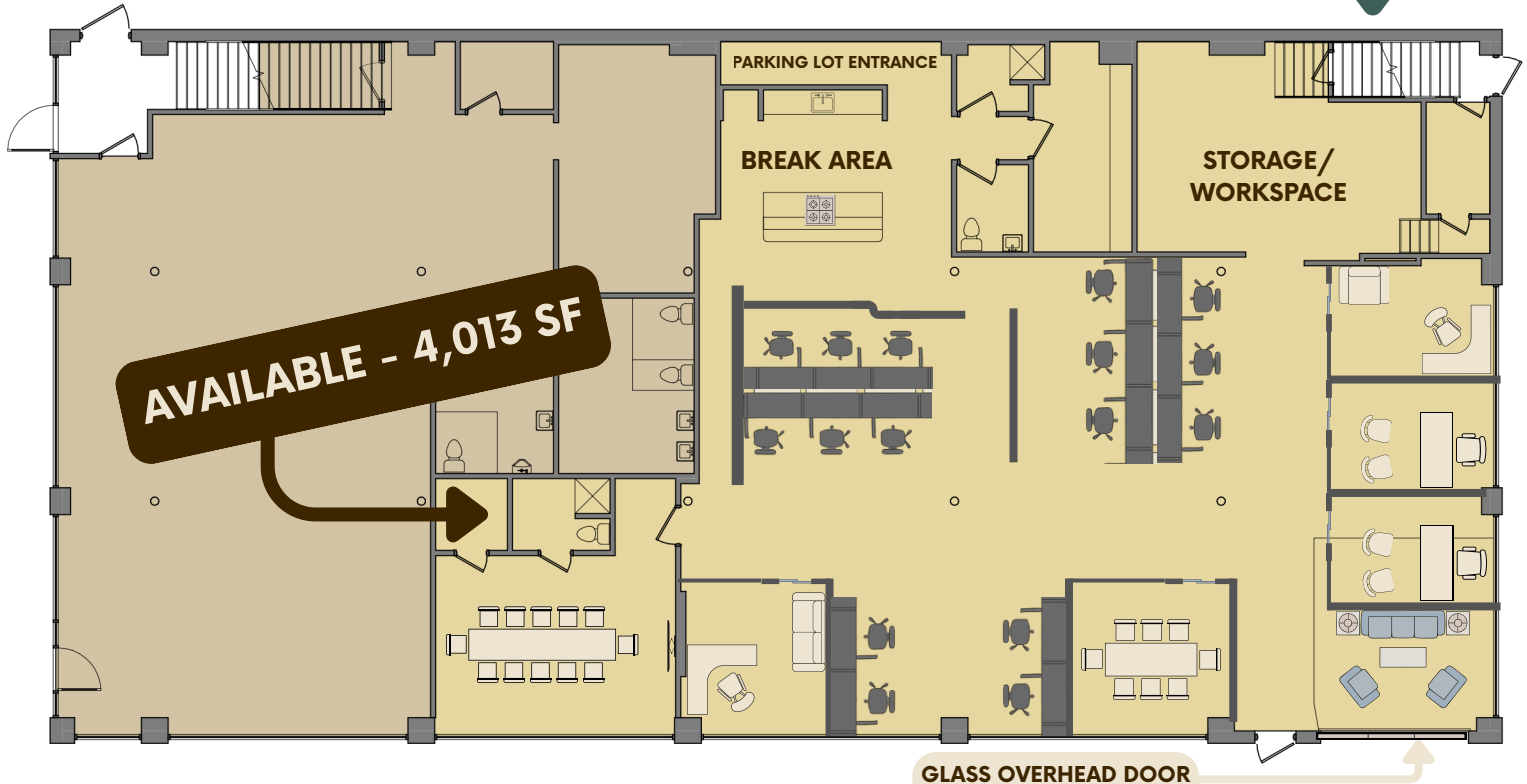
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CONCEPTUAL TEST FIT FOR ILLUSTRATIVE PURPOSES



2ND FLOOR OFFICE

1ST FLOOR OFFICE



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