

PLUG AND PLAY SUBLEASE OPPORTUNITY

2501 STATE HIGHWAY K

O'Fallon, MO 63368

SUMMARY

ASKING RATE
NEGOTIABLE

TERM
THRU
1/31/2029

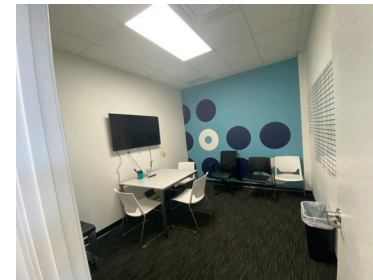
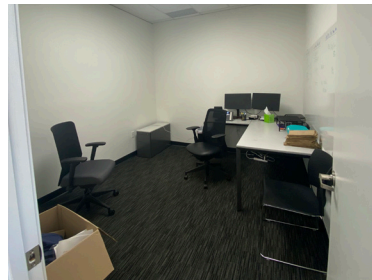
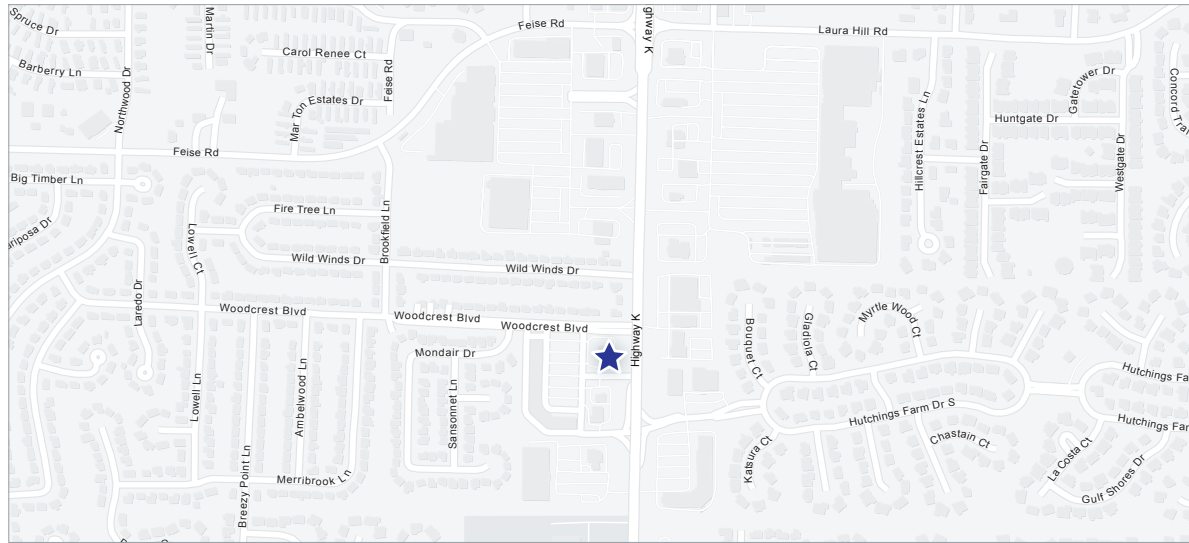
AVAILABLE SPACE:
1,800 SF

PROPERTY HIGHLIGHTS

- Recently redeveloped shopping center
- Centrally located along Highway K
- Furniture included—turnkey ready
- Open and collaborative layout
- Two restrooms
- One office
- One huddle room
- Parking ratio: 7.00/1,000 SF
- Surface parking: 255 spaces
- Freeway visibility with strong traffic counts
- Pylon signage opportunity
- Building signage available
- Located at a signalized intersection
- Tenant Improvement Allowance (TIA) and concessions available

NEARBY RETAILERS

- Target
- Kohl's
- Fresh Thyme
- Ross Dress for Less
- Five Below
- F45 Training, Inc.



CONTACT
INFORMATION

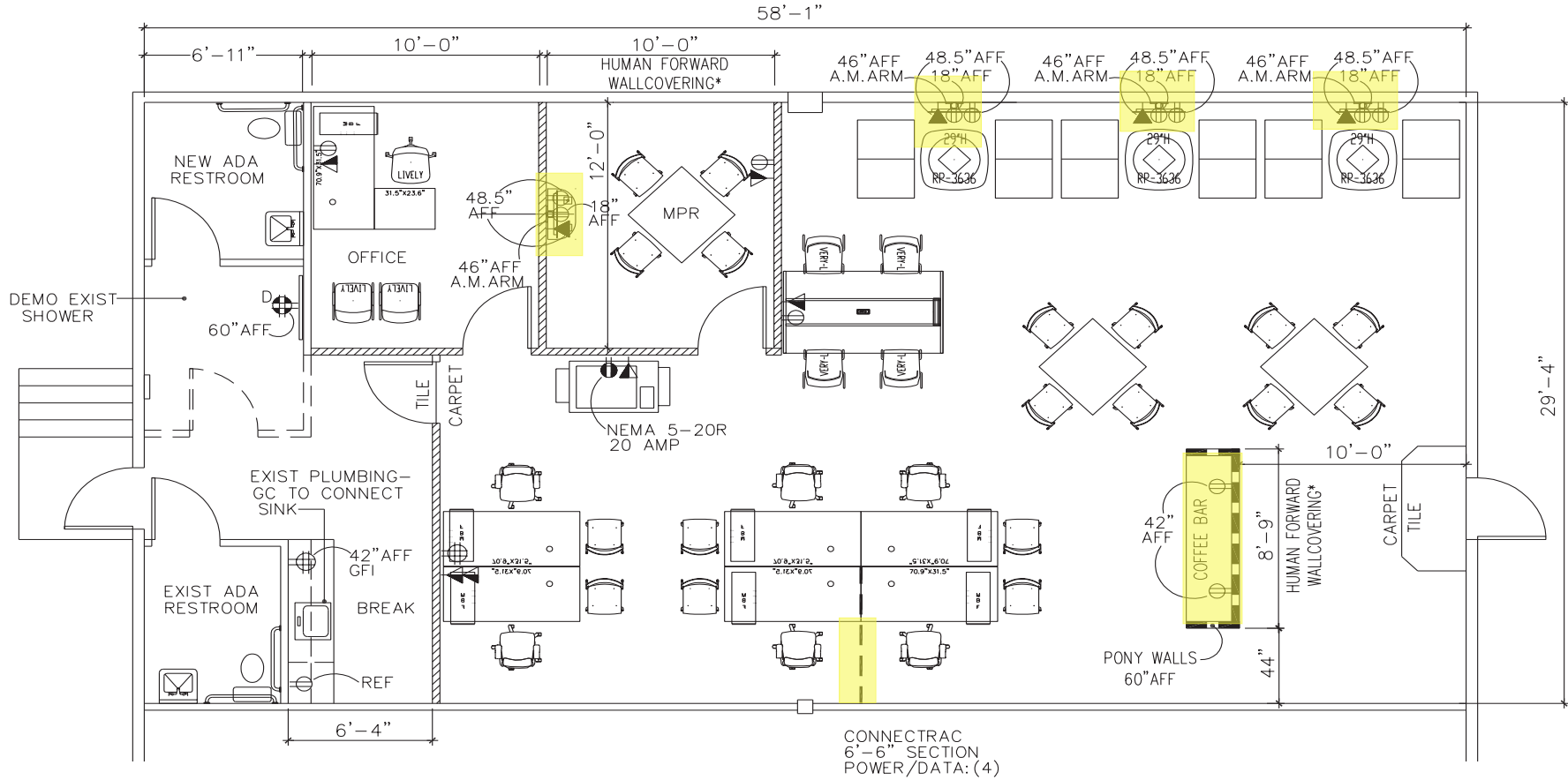
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FLOOR PLAN



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