

FOR LEASE

Retail/ Office Space



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



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, four (4) small offices or exam rooms, two (2) restrooms and rear exit door. Two of the rooms have plumbing.
- Main level access ideal for office or retail use
- 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: \$15.00 PSF**
- **Modified Gross**

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Swansea, IL 62226
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KELLY HULVEY

Broker

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DAVE KUNKEL

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LUKE ALLAN

Broker

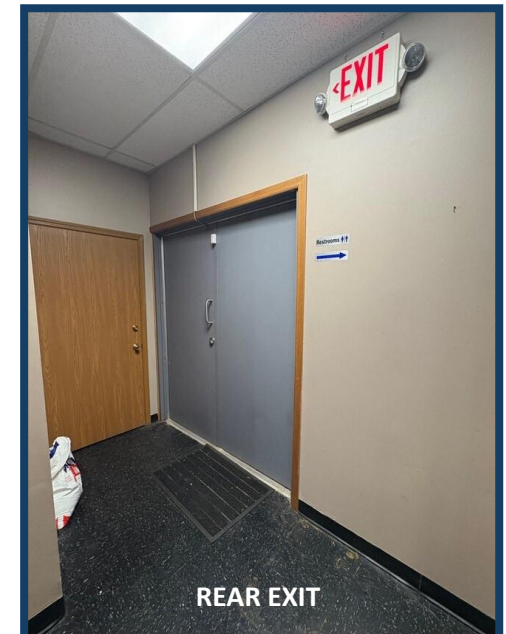
618.578.3598 Mobile
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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's/ Tenant's independent investigation.

SUITE 627

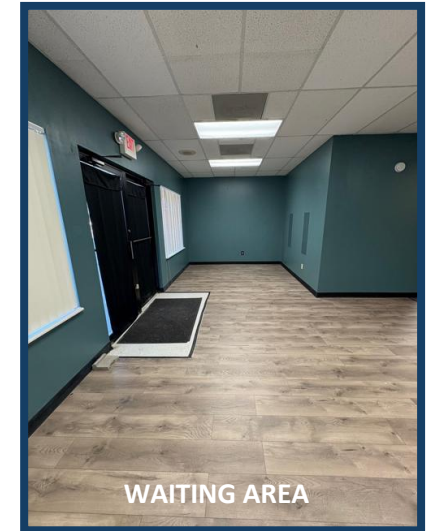
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SUITE 635

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This is an aerial map of O'Fallon, Illinois, with various businesses and landmarks labeled. A red star marks the location of O'Fallon Centre. Other businesses labeled include CVS pharmacy, Scott's Credit Union, Dollar General, Hot Box Cookies, Walgreens, Karius Automotive, and St. Elizabeth's Hospital. Streets shown include N Green Mount Road, W Hwy 50, and S Main St.



COMMERCIAL BUILDING INFORMATION

Building Name: O'Fallon Centre

Address: 645 W Hwy 50, Suite 621

City: O'Fallon **State:** IL **Zip:** 62269 **County:** Saint Clair

Building Size: 18,565 SF

Useable/Rentable: U **Total Space Available Now:** Suite 627:1,450 SF
Suite 635:1,512 SF

Year Built: 1988 **Last Major Rehab:** **Number of Floors:** 2

Elevator: Yes

Overhead Doors: N/A

Lot Size: .95 acre

Parking Spaces: 85 (4.58 spaces per 1,000 SF leased) **Traffic Count:** 14,900

Zoning: B-2 (P) **By:** City of O'Fallon

Permanent Parcel #: 04-30.0-303-091

Taxes (Year): 2025/\$36,744.00

Lease \$15.00 PSF, Mod Gross Lease

Comments: Great visibility from Hwy 50
Minutes from Green Mount Road and I-64