

# For Lease | Office Space

650 - B Pierce Blvd., O'Fallon IL 62269



- ◆ 1,953 SF of office space
- ◆ Built in 2006

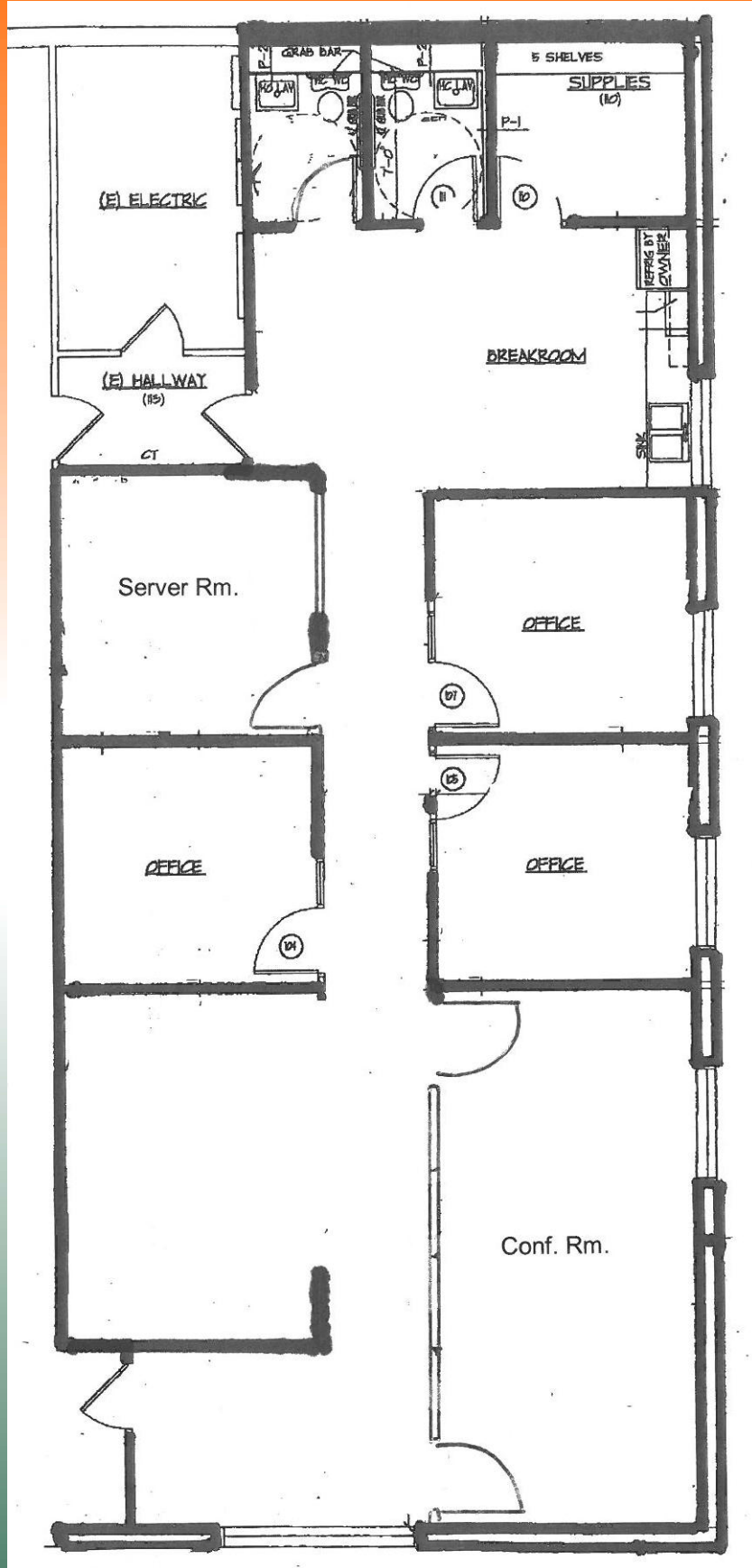
- ◆ Lease Rate: \$16.00 PSF NNN
- ◆ NNN est.: \$3.70 PSF



1173 Fortune Blvd.  
Shiloh, IL 62269  
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# Floor Plan



# PHOTOS



# BARBERMURPHY GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Boulevard, Shiloh, IL 62269 Office (618) 277-4400 Fax (618)277-4407

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**Office 13,000 SF**

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## SALE INFORMATION

**For Sale:** No

**Sale Price:**

**Sale Price/SF:**

**CAP Rate:**

## LEASE INFORMATION

**For Lease:** Yes

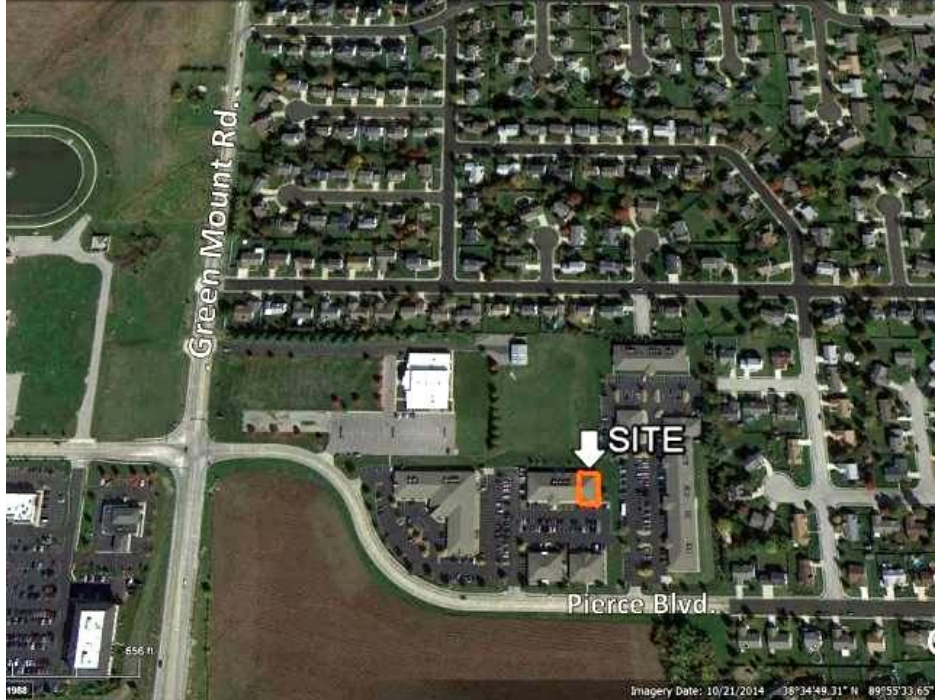
**Lease Rate:** \$16.00

**Lease Type:** NNN

**Net Charges:** \$3.70

**CAM Charges:**

**Term:**



## SQUARE FEET AVAILABLE

**Building Total:** 13,000 SF

**Total Available:** 1,953 SF

**Direct Lease:** SF

**Sublease:** SF

**Office:** 1,953 SF

**Retail:** SF

**Max Contiguous:** 1,953 SF

**Min Divisible:** 1,953 SF

**Leasing Comments:**

## Comments

Very nice space with glass wall looking into the conference room. The server room has its own A/C unit.

## PROPERTY INFORMATION

**File No:**

**Parcel No:** 04-31.0-107-035

**Complex:** Yes

**County:** Saint Clair

**Zoning:** B-3

**Zoning By:** O'Fallon

**Frontage:**

**Year Built:** 2006

**Class:** B

**Sprinklers:** No

**Parking:**

**Property Tax:**

**TIF:** No

**Acres:**

**Depth:**

**Rehab Year:**

**Floors:** 1

**Ceiling Height:** 9

**Traffic Count:**

**Tax Year:** 2014

**Enterprise Zone** No

## Listing Broker(s)

Terry Johnson

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