



For Sale or Lease

1969 West Terra Lane O'Fallon, MO 63366

Property Highlights

- 10,000 SF professional office building for sale or lease
- Divisible to 5,000 SF
- Parking Ratio: 6/1,000
- Full kitchen, conference room
- Quick and easy access to I-70
- Located in a growing area with numerous amenities
- In close proximity to SSM Health St. Joseph Hospital-Lake St. Louis

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Asking Price:

\$1,100,000
(\$110.00 PSF)

Lease Rate:

\$15.00 PSF
Full Service
(excluding in-suite janitorial)

Contact us:

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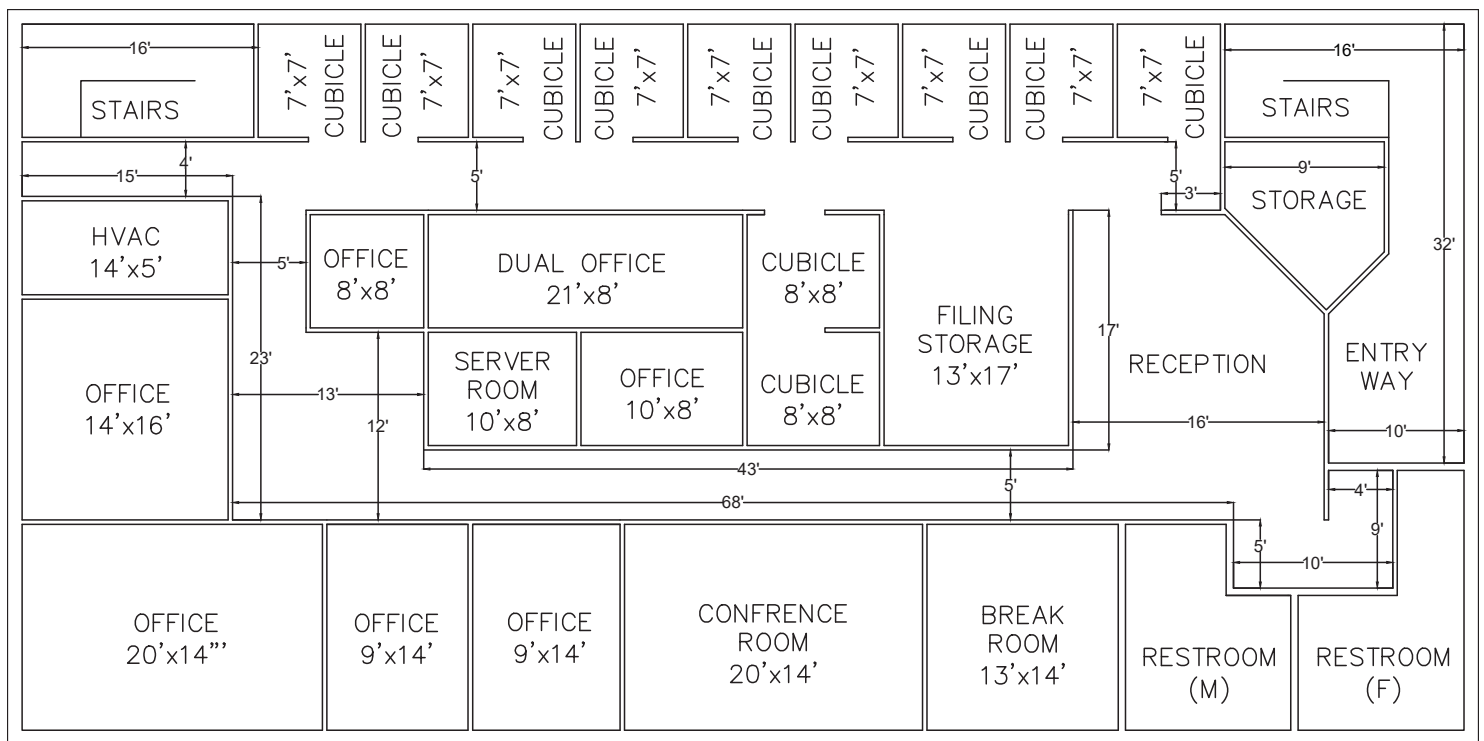
St. Louis, MO 63104

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Floor Plan

Upper Level - 5,000 SF



SPACE HIGHLIGHTS



**Dedicated
Reception
Area**



**Seven
Private
Offices**



**One
Conference
Room**

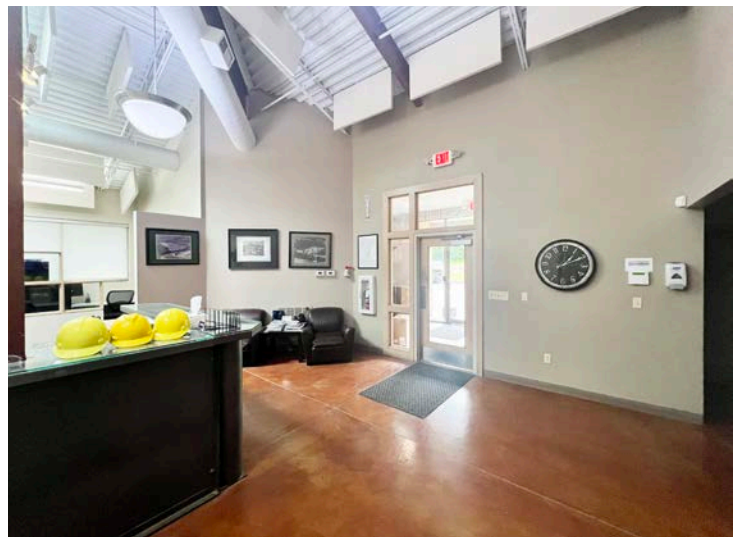
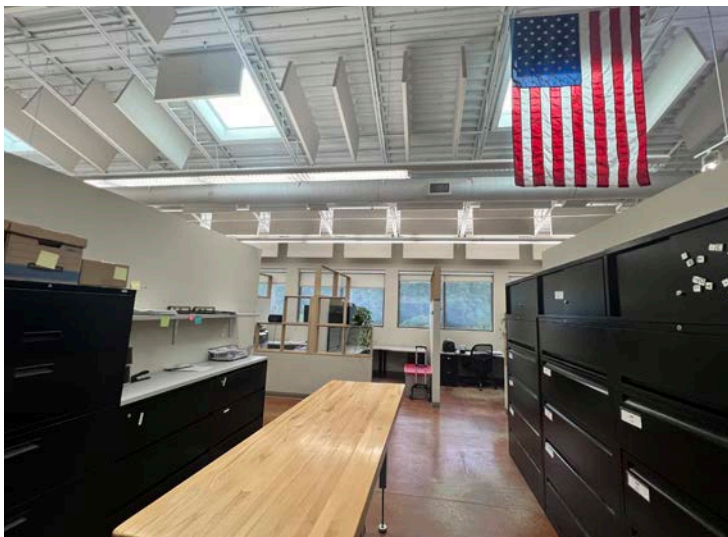
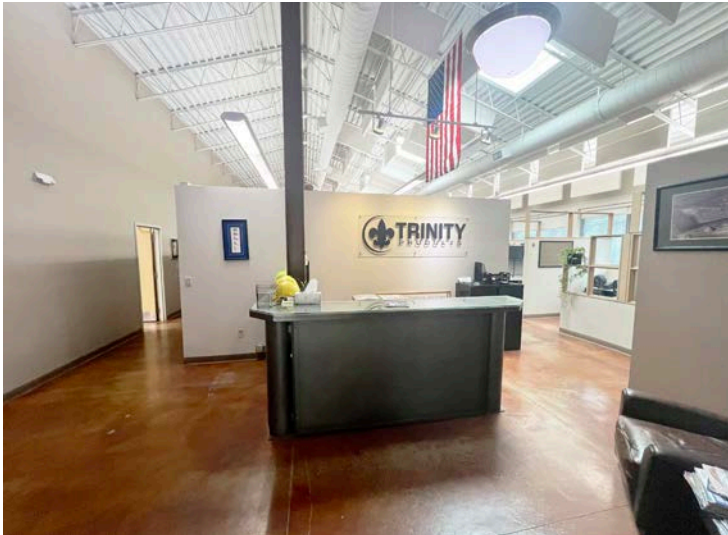


**Break
Room**



**Suite
Restrooms**

Interior Photos



Location

