

FOR LEASE

852 Cambridge Blvd. Ste 100
O'Fallon, IL 62269



PROFESSIONAL OFFICE SPACE

- 6,852 SF Available (Can Divide)
- Bonus Space: Lower-level storage area (1,000 SF) included at no additional rent charge
- Fully bricked building with ample parking
- Fiber optic service to building
- Monument signage available
- Close to Green Mount Road and I-64
- Located near St. Elizabeth Hospital, Memorial Hospital, Regency Center and minutes from SAFB
- Lease Rate: \$16.00 PSF, NNN estimated @ \$4.50 PSF

Dave Kunkel, Broker
618-977-1846 Cell
Dave@choosekwg.com

Kelly Hulvey, Broker
618-210-4702 Cell
Kelly@choosekwg.com

Luke Allan, Broker
618-578-3598 Cell
Luke@choosekwg.com

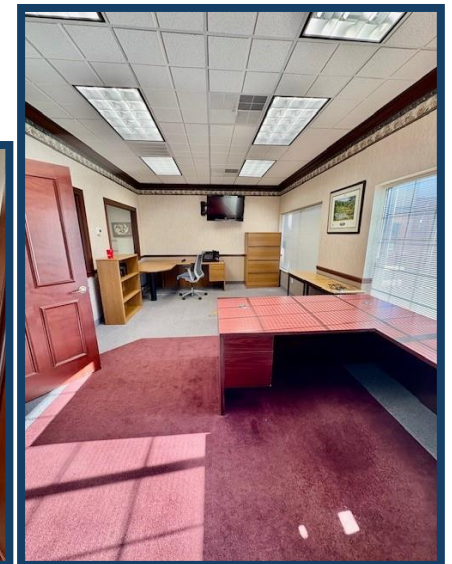
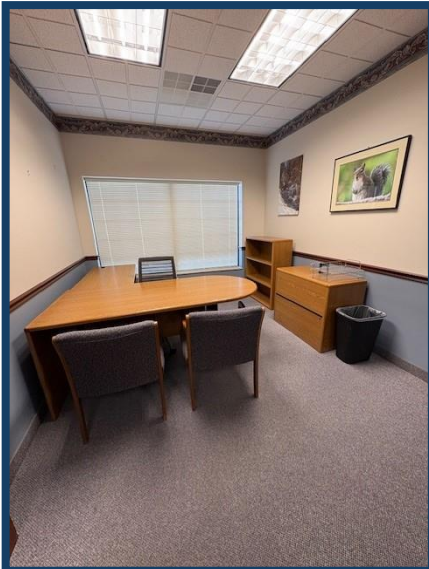
Kunkel Commercial Group
3318 N Illinois Street
Swansea, Illinois 62226
618-202-4500 Office



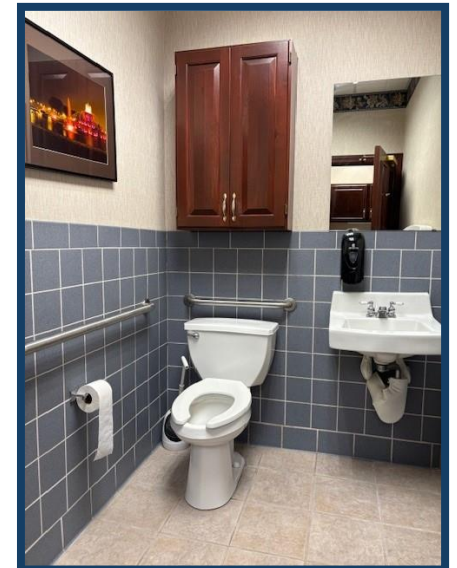
Information herein is not warranted and subject to change without notice. We assume no liability for errors. Broker makes no representation as to the environmental condition of property and recommends Purchase

PHOTOS

Professional Office Space 852 Cambridge Blvd. Suite 100 O'Fallon, Illinois

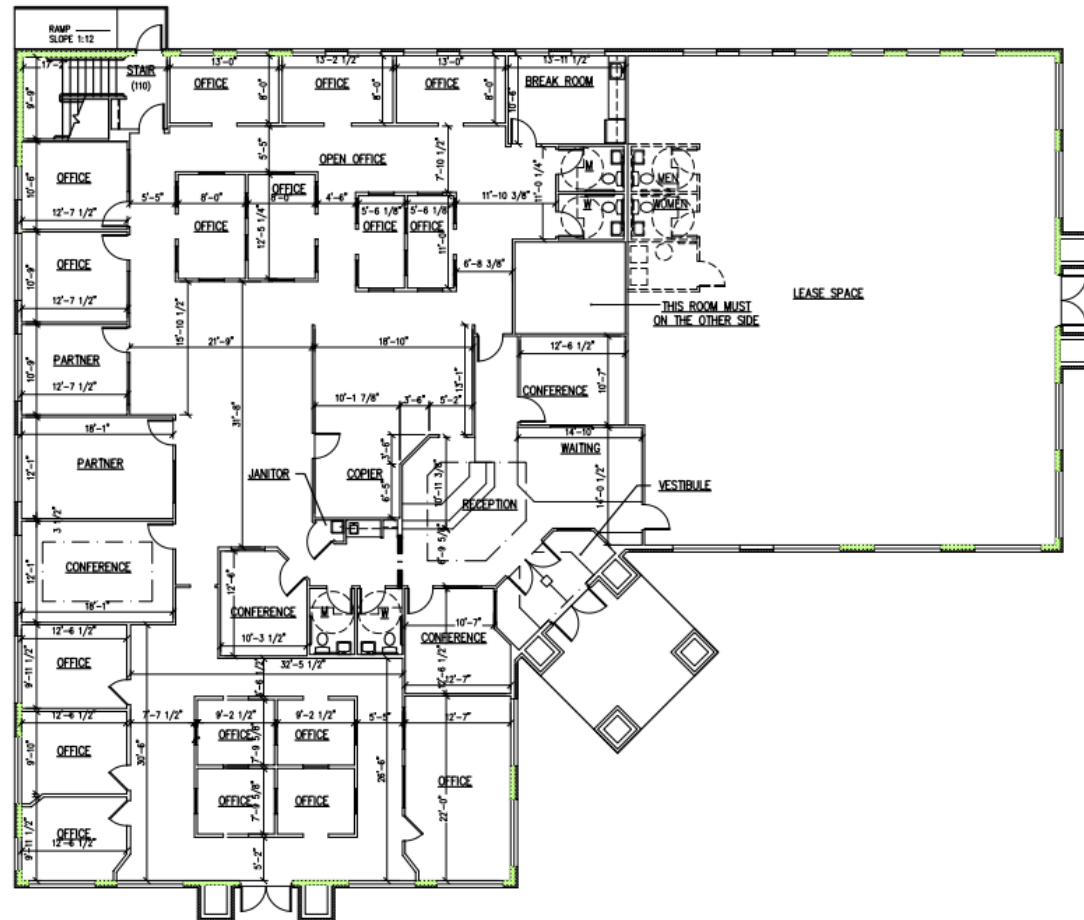


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FLOOR PLAN

852 Cambridge Blvd. Ste 100
O'Fallon, IL 62269



NOTE: ALL DIMENSIONS ARE +/-
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office/ Medical Space

Address: 852 Cambridge Blvd. Suite 100

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

Building Size: 9,985 SF

Useable/Rentable: U **Total Space Available Now:** 6,852 SF

Year Built: 1999 **Last Major Rehab:** **Number of Floors:** One

Ceiling Height: 9' **Elevators:** None **Sprinklers:** None

Overhead Doors: N/A

Parking Spaces: 41

Zoning: B-1 **By:** City of O'Fallon

Permanent Parcel #: 04-30.0-303-063,064 & 065

Taxes (Year): 2024/\$24,522.78

Sale Price: N/A

Lease Rate: \$16.00 PSF Plus NNN est @ \$4.50 PSF (Rent charged on main level only)

Comments: Located near Green Mount Road, St. Elizabeth Hospital. Close to I-64.
Attractive building with great visibility on corner lot.
Additional 1,000 SF of storage space available in the basement.

KUNKEL COMMERCIAL GROUP

3318 N Illinois Street

Swansea, Illinois 62226

618-202-4500

www.choosekwg.com

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