



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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Asking Price:

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

Lease Rate:

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

Contact us:

Chad Burkemper, Sior

Executive Vice President

+1 314 584 6279

chad.burkemper@colliers.com

Colliers

101 S Hanley Road, Suite 1400

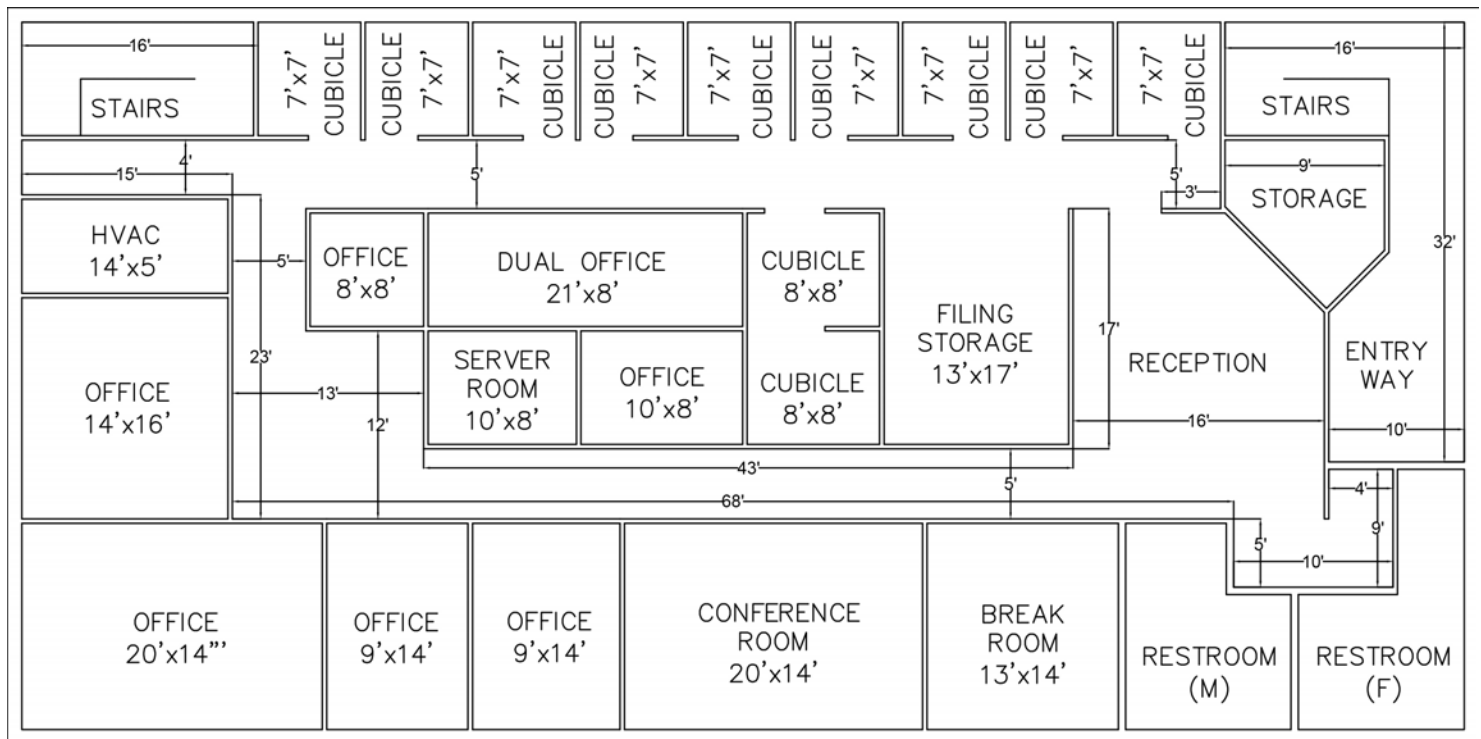
St. Louis, MO 63104

+1 314 863 4447

colliers.com/stlouis

Floor Plan

Upper Level – 5,000 SF



SPACE HIGHLIGHTS



**Dedicated
Reception
Area**



**Seven
Private
Offices**



**One
Conference
Room**



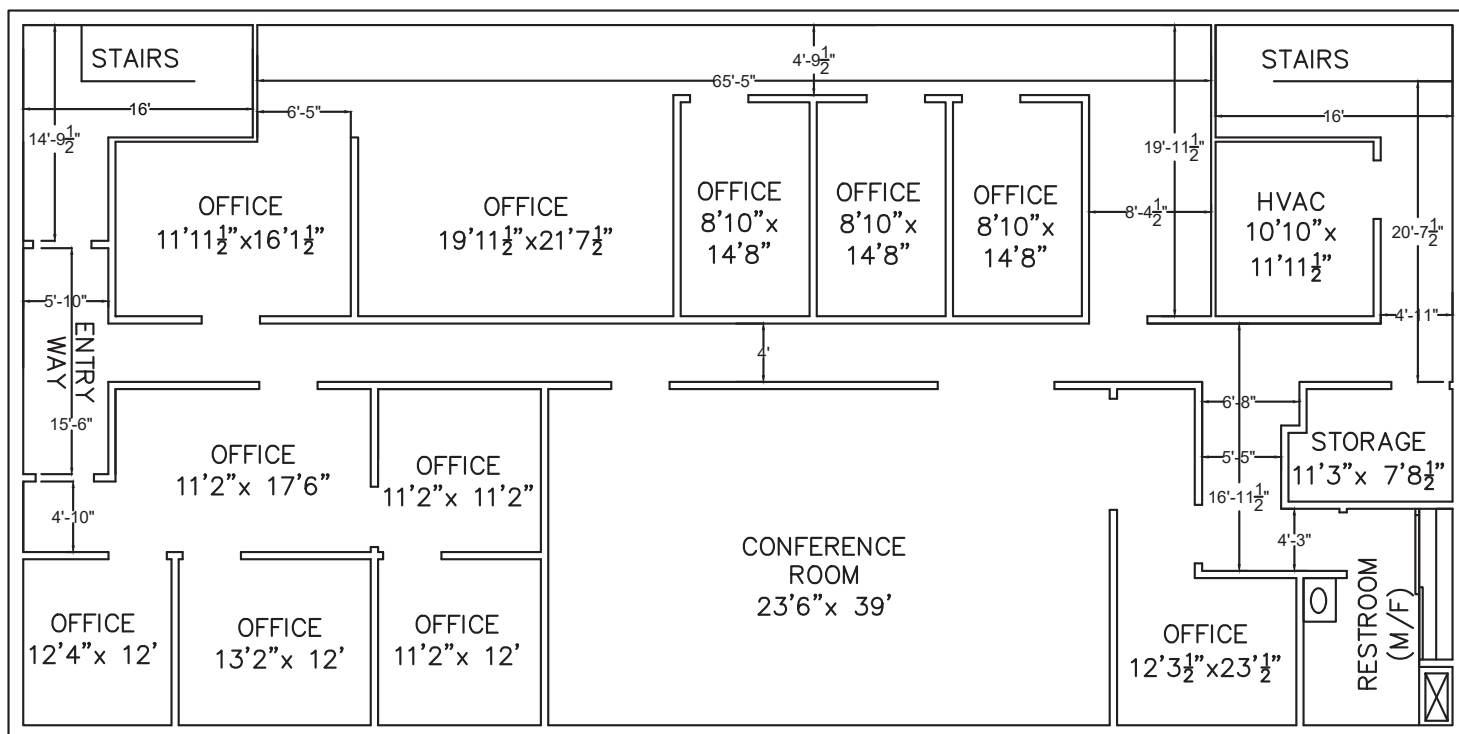
**Break
Room**



**Suite
Restrooms**

Floor Plan

Lower Level – 5,000 SF



SPACE HIGHLIGHTS



**Nine Private
Offices**

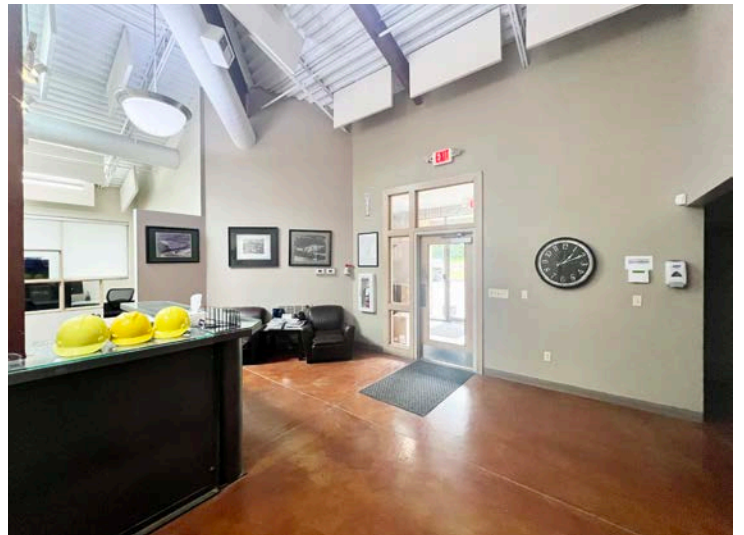
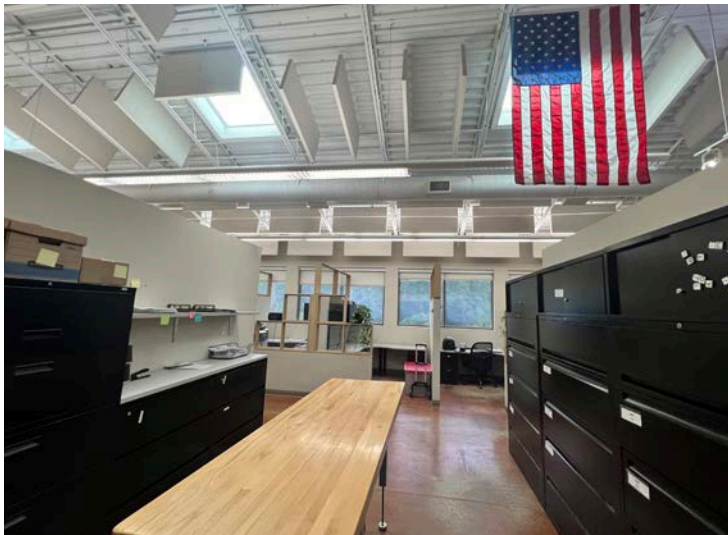
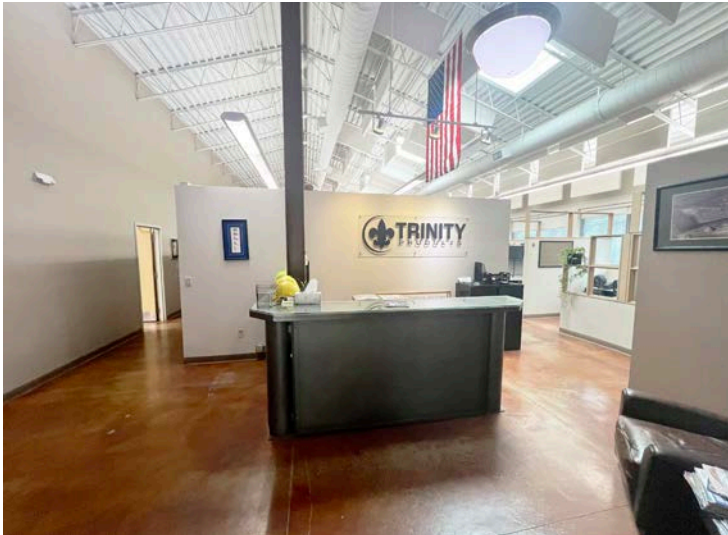


**One Conference
Room**



**Suite
Restrooms**

Interior Photos



Location

