

OFFICE | **FOR LEASE**



1001 Boardwalk Springs Place O'Fallon, MO 63368

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

1,825 SF AVAILABLE FOR LEASE





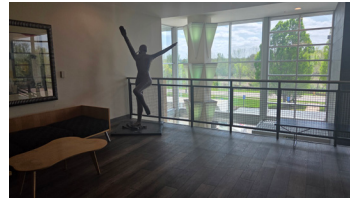
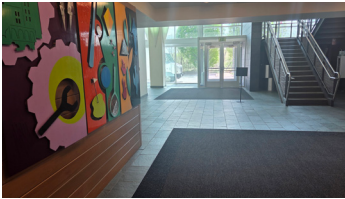
FOR LEASE

1001 Boardwalk Springs Place
O'Fallon, MO 63368

1,825 SF OFFICE SPACE

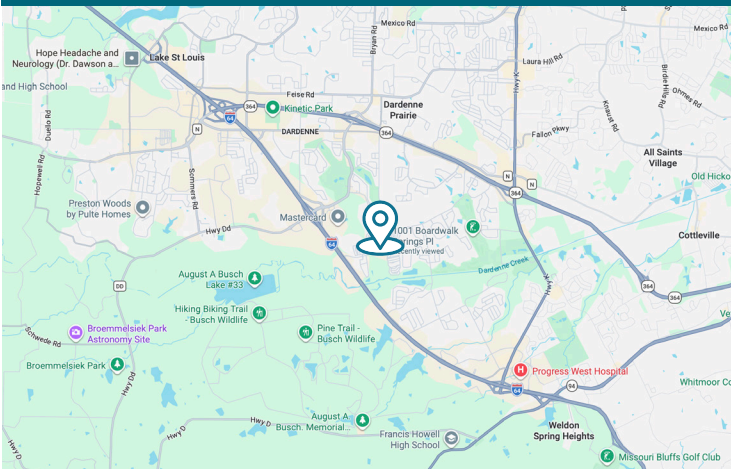


**McKELVEY
PROPERTIES**
building relationships . creating wealth



MORE IMAGES ON NEXT PAGE!

1,825 SF AVAILABLE FOR LEASE
\$25.00/SF FULL SERVICE



MAP DATA ©2021 GOOGLE

Class A office building with upscale finishes.
Surrounded by strong, established tenants.
Excellent location in O'Fallon's thriving business corridor.
Professional setting ideal for office, medical,
or service users.
Well-maintained property with strong curb appeal.
Great opportunity to elevate your business in one
of O'Fallon's most sought-after office locations.

Building Size: 101,268 SF | Lot Size: 4.63 AC

LEASE RATE: \$25.00/SF FULL SERVICE

CONTACT: Kim Richter - 314.333.9844
krichter@mckelveyproperties.com



McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



FOR LEASE

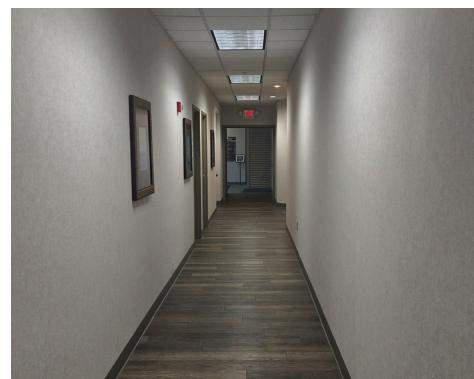
1001 Boardwalk Springs Place
O'Fallon, MO 63368

1,825 SF OFFICE SPACE



McKELVEY
PROPERTIES
building relationships . creating wealth

NEWLY AVAILABLE SPACE FOR LEASE: 1,825 SF



Building Tenants Include: Air Evac Lifeteam Flight Ops / Headquarters, M Property Services, LLC, First Option Mortgage, Metro Area Surgical Assistants, and O'Fallon Wellness Works Chiropractic.

CONTACT: Kim Richter - 314.333.9844 krichter@mckelveyproperties.com



McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



FOR LEASE

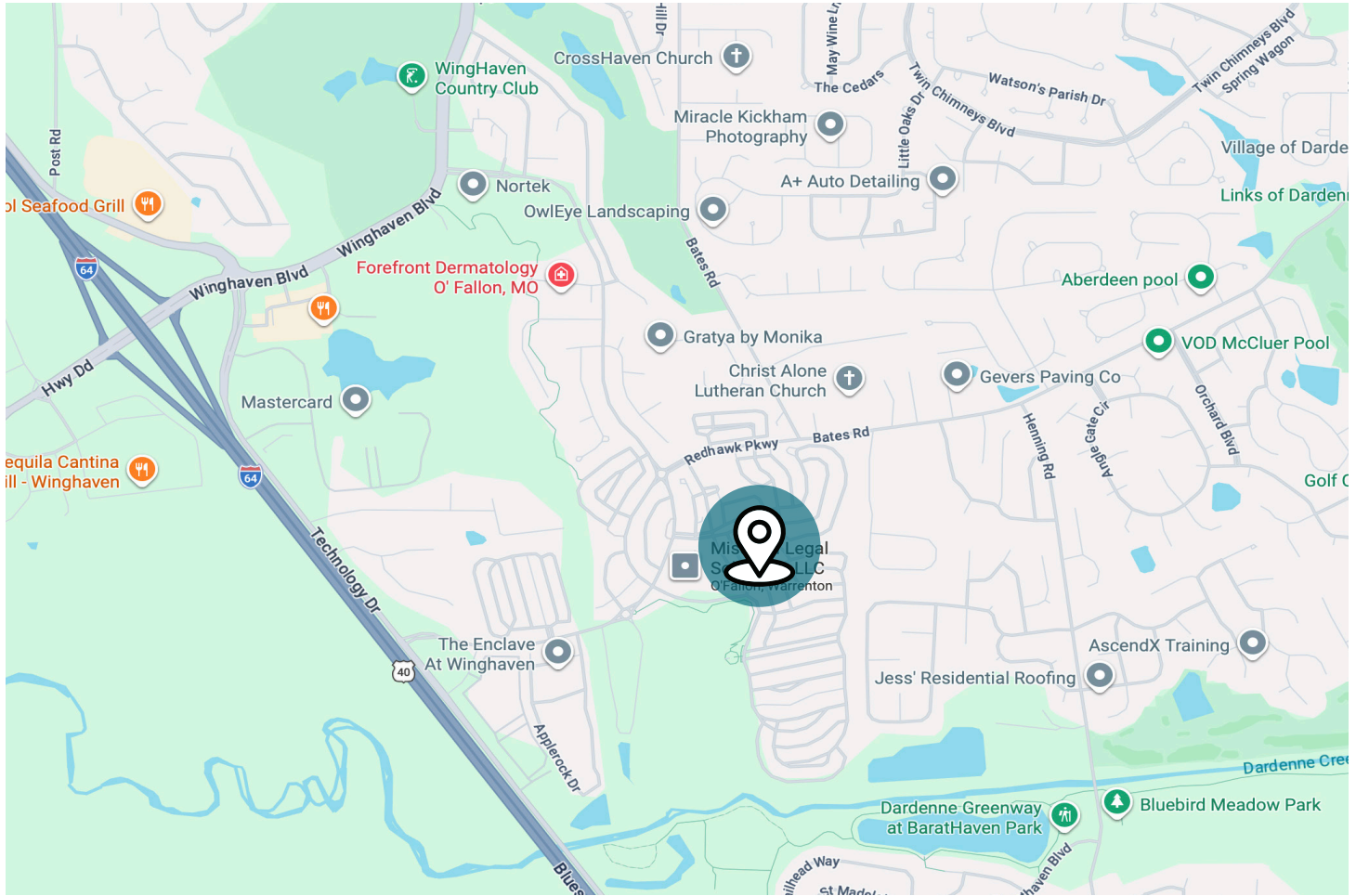
1001 Boardwalk Springs Place
O'Fallon, MO 63368

1,825 SF OFFICE SPACE



**McKELVEY
PROPERTIES**
building relationships . creating wealth

AERIAL VIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,031	57,466	136,154
HOUSEHOLDS	3,070	20,976	50,305
AVERAGE HH INCOME	\$143,791	\$148,337	\$146,751
MEDIAN AGE	40.7	39.5	40.2

CONTACT: Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

