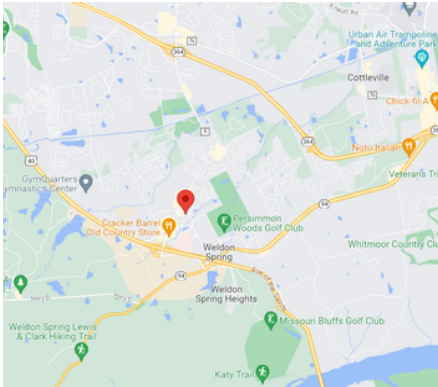


For Lease



856 Waterbury Falls Dr | O'Fallon, MO | 63368

+/-1,500-6,500 SF

Prime Class A Office / Medical Space

<https://buildout.com/website/WaterburyFalls>

For Lease
\$22.50/FS

Class A Medical/Professional Office with Lots of Parking - 4.64 ratio/108 Spaces
Well Located in Growing O'Fallon/St. Charles

Available First Floor:

~3,500 SF Whitebox Corner Suite with Great Perimeter Windows;
will demise 1500 & 200 SF suites

Available Second Floor:

~6,500 SF Turnkey Class A Collaborative and Private Office Buildout
will demise to 3,000 & 3,500 SF suites

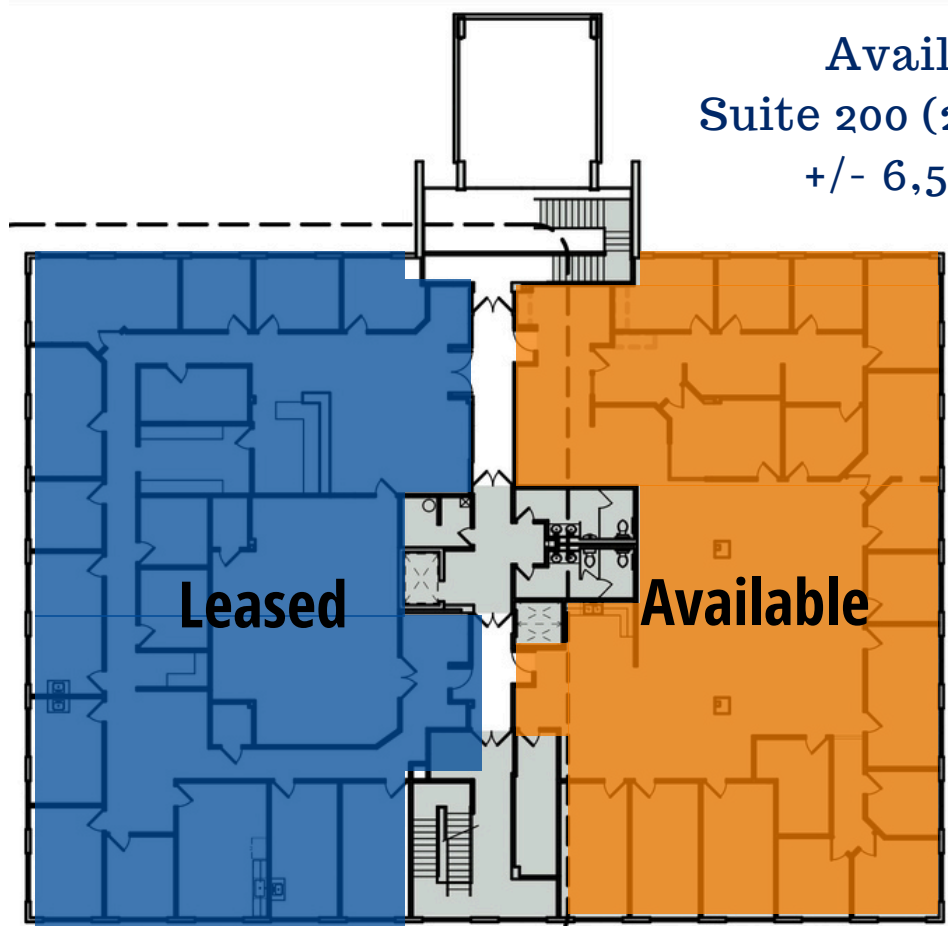
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.



First Floor Availability
Suite 110
+/- 3,500 SF



Available
Suite 200 (2nd Floor)
+/- 6,500 SF

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