

PARK PLAZA OFFICE SUITE



2 OFFICE SUITES FOR LEASE 1,745 SF and 1,950 SF
Spaces can be combined for a total of 3,695 SF

PROPERTY OVERVIEW

- Suite 1 - 1,950 Rentable SF
- Suite 3 - 1,745 Rentable SF
- Join O'Fallon Chiropractic, Bailey & Glasser, LLP, Raytheon and Pratt Whitney, Brookside Agra, Kujawski & Associates, Chariot Financial, Commercial Property Investors
- Professionally managed building, built in 1999
- Well maintained common area to include restrooms
- Close proximity to retail, restaurants, and both new hospitals (St. Elizabeth and Memorial Hospital East)
- Private Offices - Conference Rooms - Open Work Space - Reception and Waiting Rooms -- Adequate Parking

TRAFFIC COUNTS

Hwy 50: 28,400 VPD

Park Plaza Drive : 1,900 VPD

Central Park Drive: 11,600 VPD

I-64: 59,500 VPD

LEASE RATE

Asking Rate: \$17.00/SF, MG



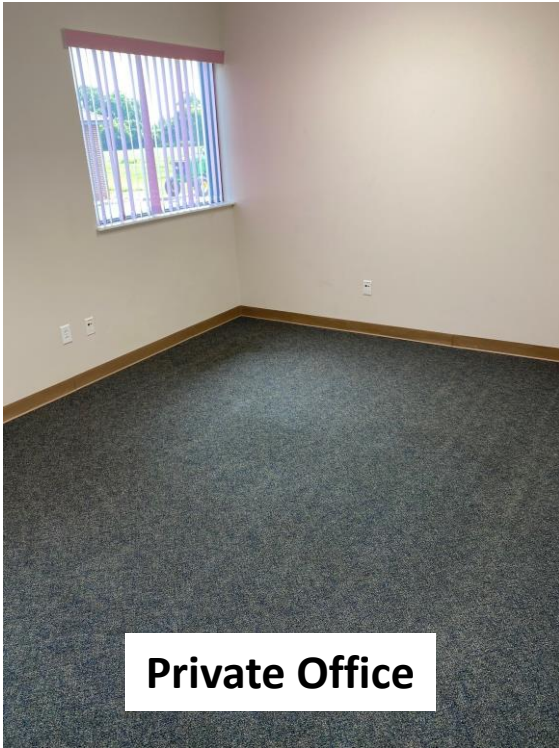
PARK PLAZA OFFICE SUITE

1331 Park Plaza, O'Fallon, Illinois 62269

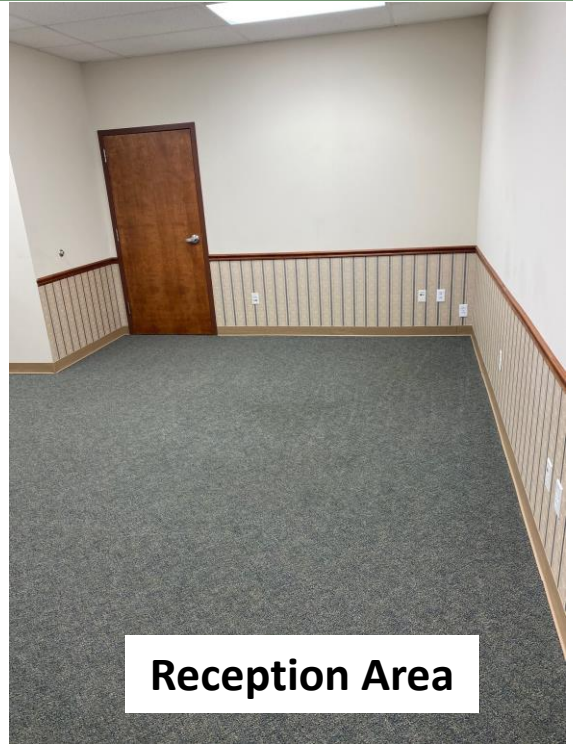


PARK PLAZA OFFICE SUITE

1331 Park Plaza, O'Fallon, Illinois 62269



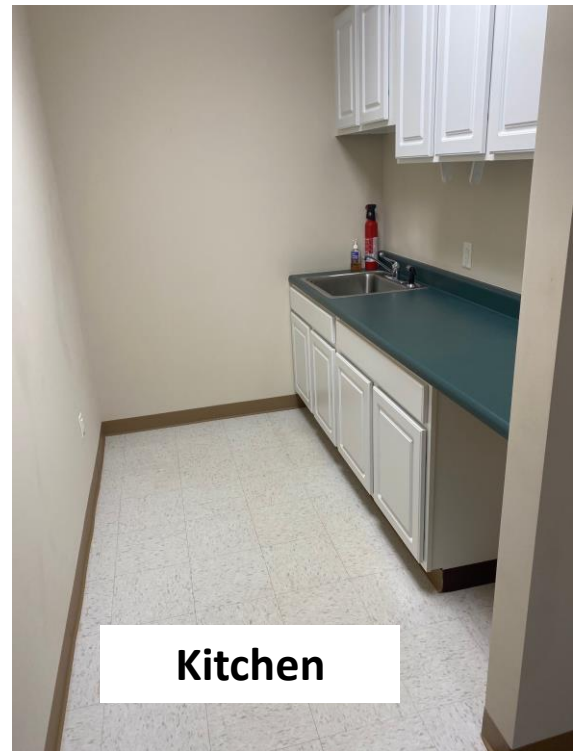
Private Office



Reception Area



Conference Room

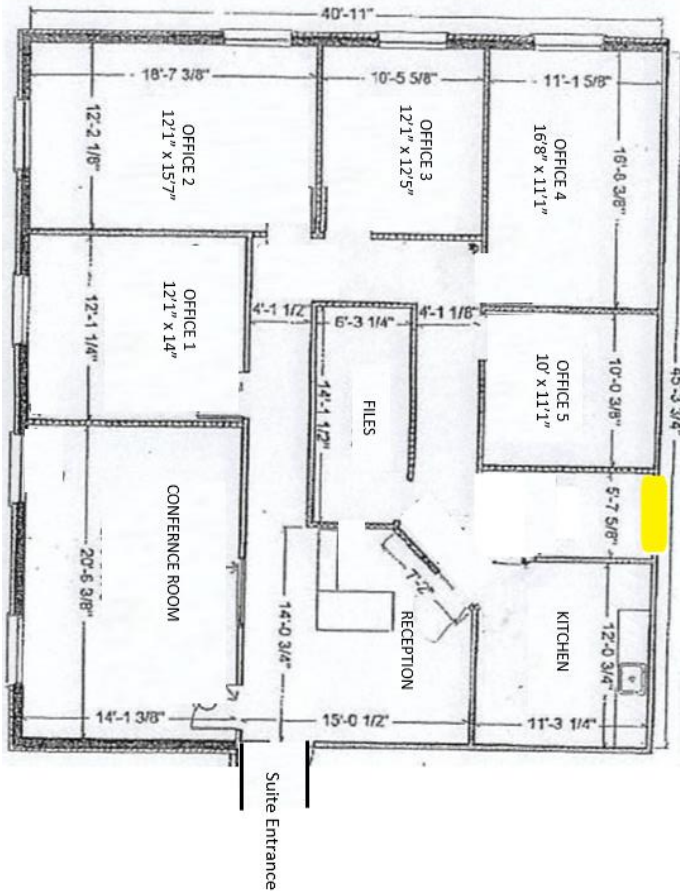


Kitchen

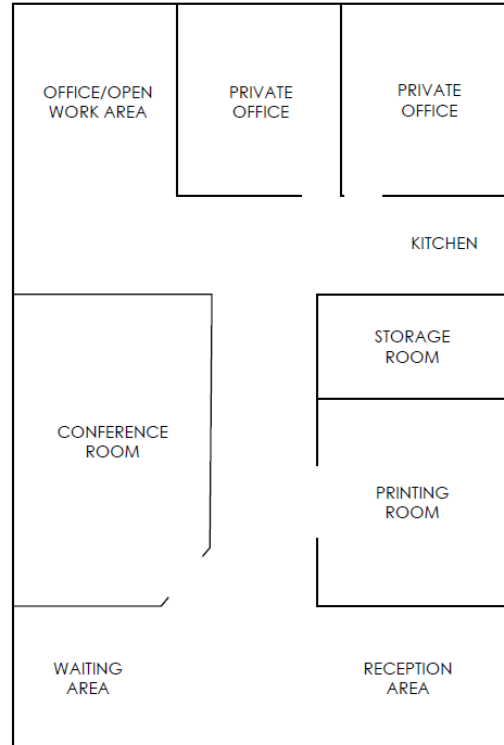
PARK PLAZA OFFICE SUITE

1331 Park Plaza, O'Fallon, Illinois 62269

SUITE 1 – 1,950 SF



SUITE 3 – 1,745 sf



FOR INFO, PLEASE CONTACT:

WITTENAUER PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

Phone: 618-632-5850 | Fax: 618-632-3270 | www.wittenauerproperties.com

David Wittenauer | President | Managing Broker

david@wittenauerproperties.com

Office: 618-632-5850

Mobile: 618-719-1197