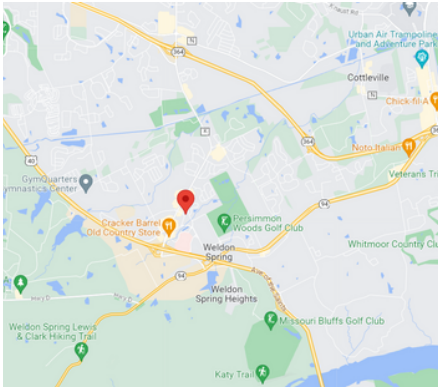


For Lease



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

+/-1,500-13,000 SF

Prime Class A Office / Medical Space

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

Plenty of Parking - 4.64 ratio/108 Spaces
Well Located in Growing O'Fallon/St. Charles
Available First Floor:

- Up to +/- 6,500 SF
- ~3,500 SF Whitebox Corner Suite with Great Perimeter Windows
- ~3,000 SF Class A Office Space

Available Second Floor:

- ~13,000 SF Class A Collaborative and Private Office Buildout

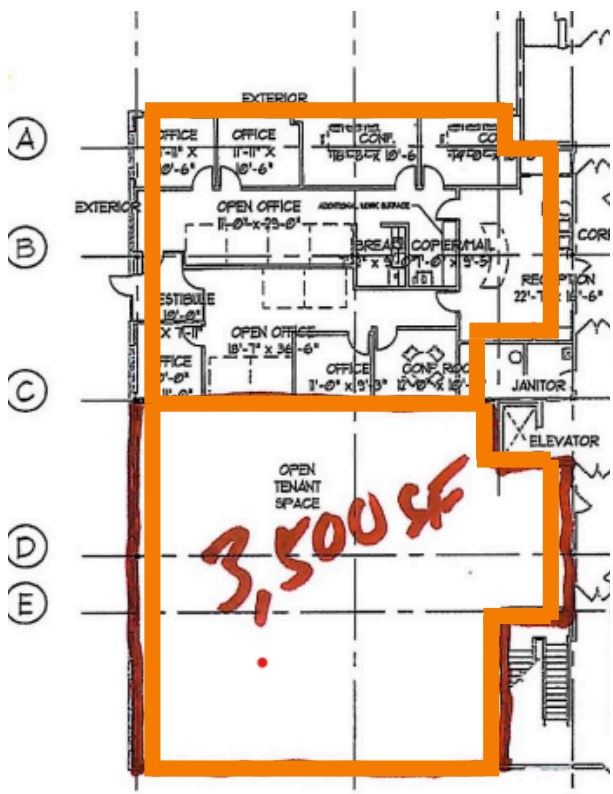
For Lease
\$22.50/FS

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First Floor Availability
Suite 109/110
+/- 6,500 SF



Available 9.1.24
Suite 200 (2nd Floor)
+/- 13,000 SF

