

# FOR LEASE

852 Cambridge Blvd. Ste 100  
O'Fallon, IL 62269



## PROFESSIONAL OFFICE SPACE

- 4,290 SF Available
- Bonus Space: Lower-level storage area (1,000 SF) included at no additional rent charge
- Fully bricked building with ample parking
- Fiber optic service to building
- Monument signage available
- Close to Green Mount Road and I-64
- Located near St. Elizabeth Hospital, Memorial Hospital, Regency Center and minutes from SAFB
- Lease Rate: \$16.00 PSF, NNN estimated @ \$4.50 PSF

**Dave Kunkel, Broker**  
618-977-1846 Cell  
Dave@choosekg.com

**Kelly Hulvey, Broker**  
618-210-4702 Cell  
Kelly@choosekg.com

**Luke Allan, Broker**  
618-578-3598 Cell  
Luke@choosekg.com

**Kunkel Commercial Group**  
3318 N Illinois Street  
Swansea, Illinois 62226  
618-202-4500 Office



*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.*

# PHOTOS



Professional Office Space  
852 Cambridge Blvd. Suite 100  
O'Fallon, Illinois



*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.*





## COMMERCIAL BUILDING INFORMATION

**Building Name:** Professional Office/ Medical Space

**Address:** 852 Cambridge Blvd. Suite 100

**City:** O'Fallon **State:** IL **Zip:** 62269 **County:** Saint Clair

**Building Size:** 9,985 SF

**Useable/Rentable:** U **Total Space Available Now:** 4,290 SF

**Year Built:** 1999 **Last Major Rehab:** **Number of Floors:** One

**Ceiling Height:** 9' **Elevators:** None **Sprinklers:** None

**Overhead Doors:** N/A

**Parking Spaces:** 41

**Zoning:** B-1 **By:** City of O'Fallon

**Permanent Parcel #:** 04-30.0-303-063,064 & 065

**Taxes (Year):** 2024/\$24,522.78

**Sale Price:** N/A

**Lease Rate:** \$16.00 PSF Plus NNN est @ \$4.50 PSF (Rent charged on main level only)

**Comments:** Located near Green Mount Road, St. Elizabeth Hospital. Close to I-64.  
Attractive building with great visibility on corner lot.  
Additional 1,000 SF of storage space available in the basement.

### KUNKEL COMMERCIAL GROUP

3318 N Illinois Street  
Swansea, Illinois 62226  
618-202-4500 [www.choosekwg.com](http://www.choosekwg.com)