

# FOR LEASE

784 Wall Street  
O'Fallon, Illinois 62269



## PROFESSIONAL OFFICE SPACE

- Lease Options listed below:
  - 2,442 RSF Available, Suite 150
    - Layout: Open Space with seven (7) private offices, shared break area, common area restrooms & shared conference room.
  - 6,581 RSF Available (Suite 150 + executive offices)
    - See Floor Plan for options
- Close to I-64, St. Elizabeth's Hospital, Regency Center, Restaurants, Banking and Shopping.
- Minutes from Scott Air Force Base.
- **Lease Rate: \$18.00 PRSF, Modified Gross Lease**
- Broker Owned

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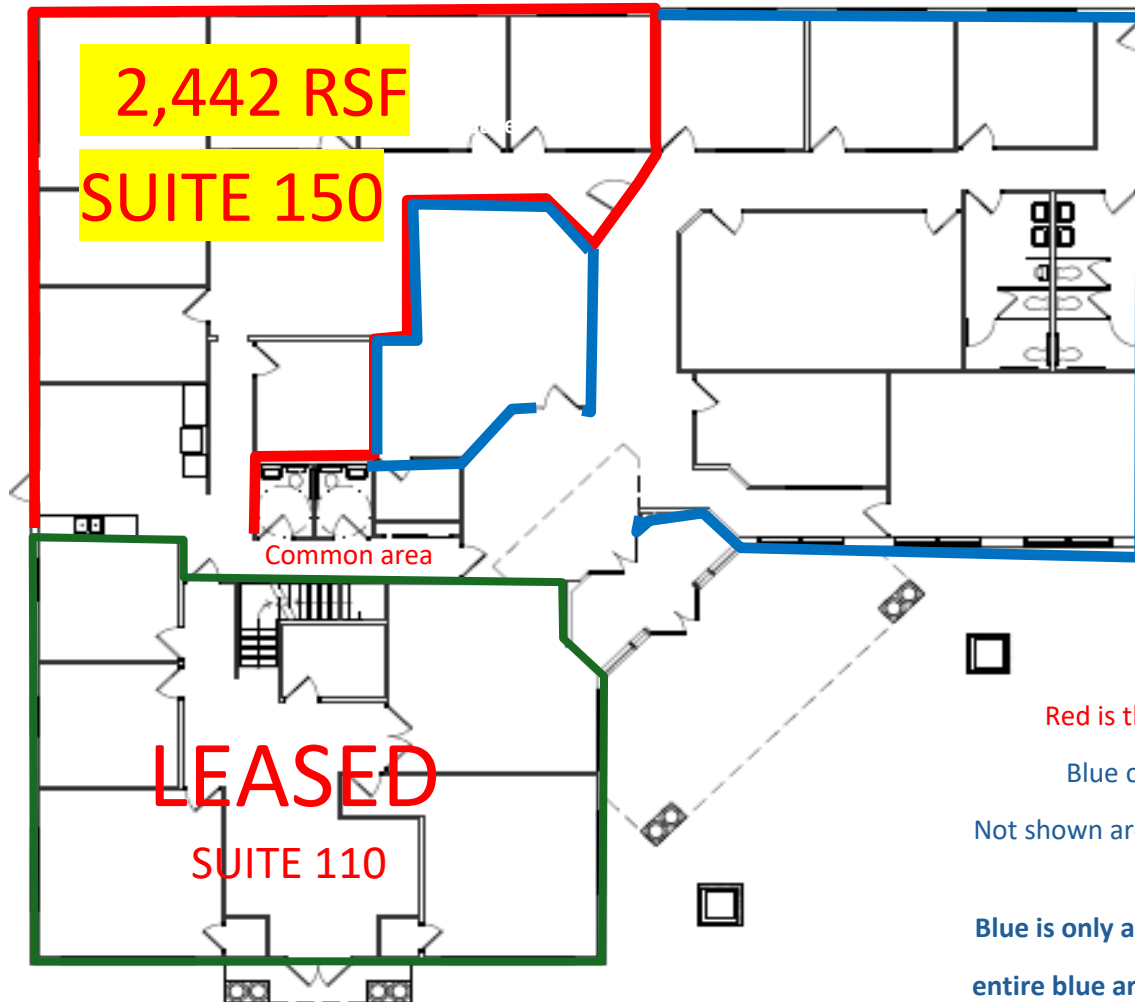


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# Floor Plan



Professional Office Building  
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**1<sup>st</sup> Floor**

*Not to Scale*

Red is the 2,442 RSF SUITE 150 (Reflects existing conditions)

Blue can be available for lease adding another 4,139 RSF

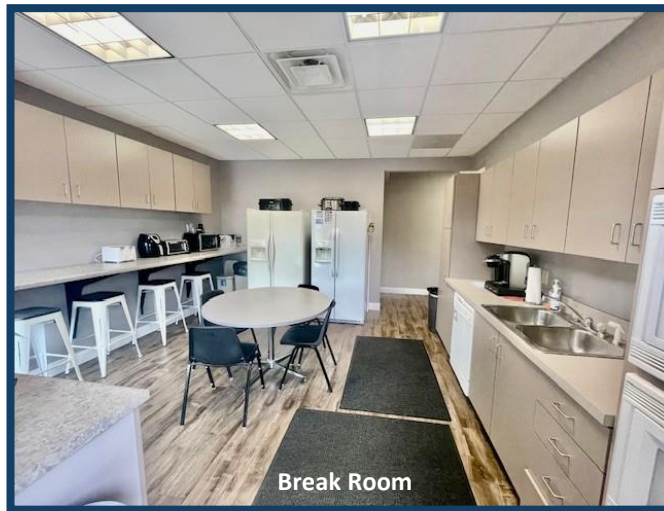
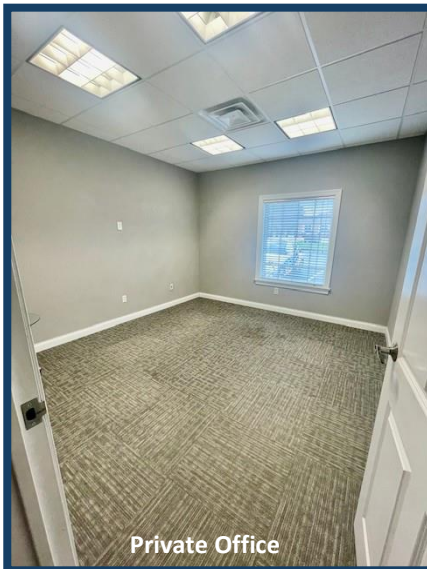
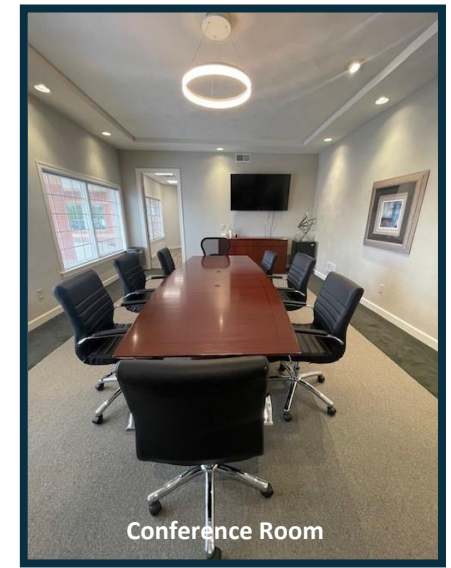
Not shown are additional two executive offices on the 2<sup>nd</sup> level included in this square footage.

Blue is only available for a long-term Tenant leasing Suite 150 plus the entire blue area.

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

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# MAP



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