

FOR LEASE

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



PROFESSIONAL OFFICE SPACE

- 6,852 SF Available (Can Divide)
- Bonus Space: Lower-level storage area (1,000 SF) included at no additional rent charge
- Fully bricked building with ample parking
- See Floor Plan for layout
- 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

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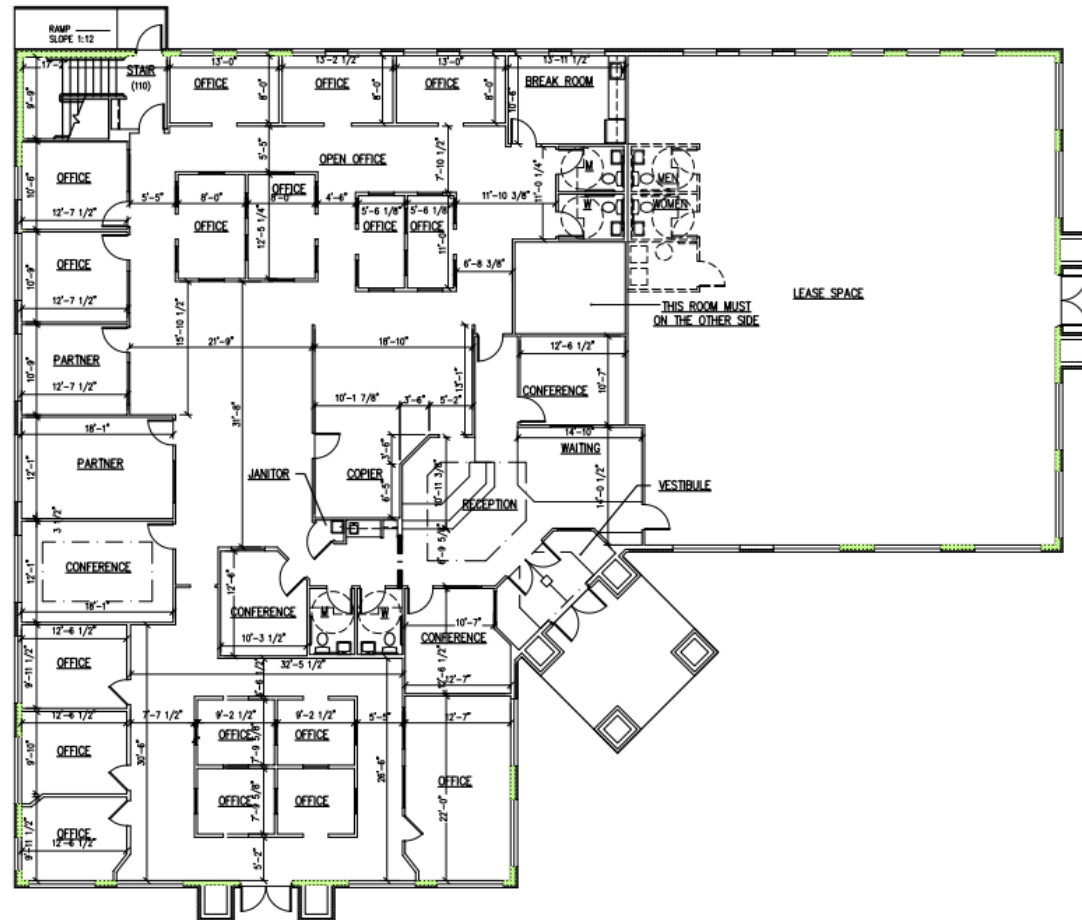
Kunkel Commercial Group
3318 N Illinois Street
Swansea, Illinois 62226
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Information herein is not warranted and subject to change without notice. We assume no liability for errors. Broker makes no representation as to the environmental condition of property and recommends Purchase

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FLOOR PLAN



NOTE: ALL DIMENSIONS ARE +/-
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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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:** 6,852 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.

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