



FOR LEASE

5555 Winghaven Blvd

O'Fallon, MO 63368

Lease Rate:

\$25.50

per RSF, Full Service

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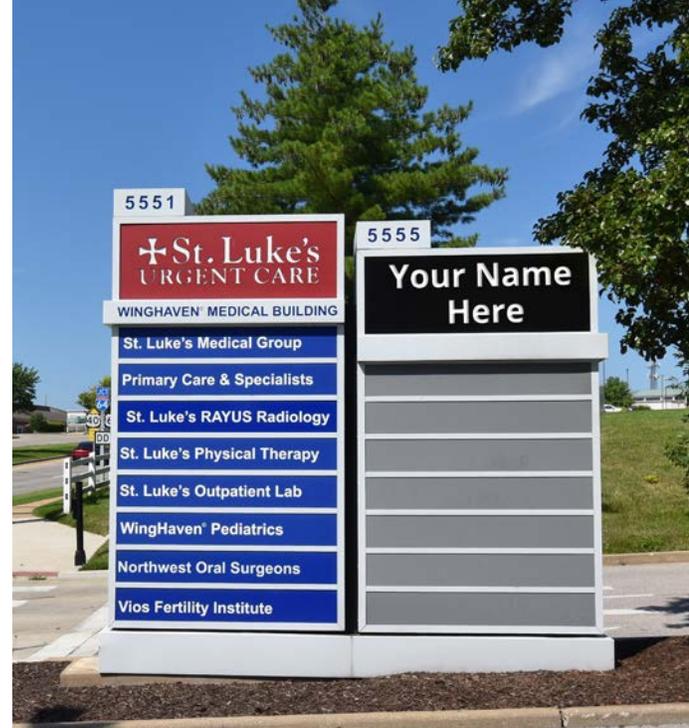
**Single-Tenant, Class A Office Building
For Lease in O'Fallon, Missouri**

Colliers is pleased to offer 5555 Winghaven Blvd for lease, a 73,840-square-foot Class A office building located in the heart of O'Fallon, Missouri. This single-tenant property delivers exceptional functionality with a generous 5.4/1,000 RSF parking ratio, making it ideal for companies seeking a high-visibility, employee-focused workspace. The building's location provides excellent access to major highways, nearby amenities, and a strong labor pool.

Originally constructed in 1999, the property has been thoughtfully updated with recent renovations to meet modern office demands. Tenants will enjoy an inviting and professional environment, including a full-service on-site café—a rare convenience that enhances employee satisfaction and productivity. With high-quality finishes and a well-maintained exterior, 5555 Winghaven Blvd is a standout leasing opportunity in the St. Charles County office market.

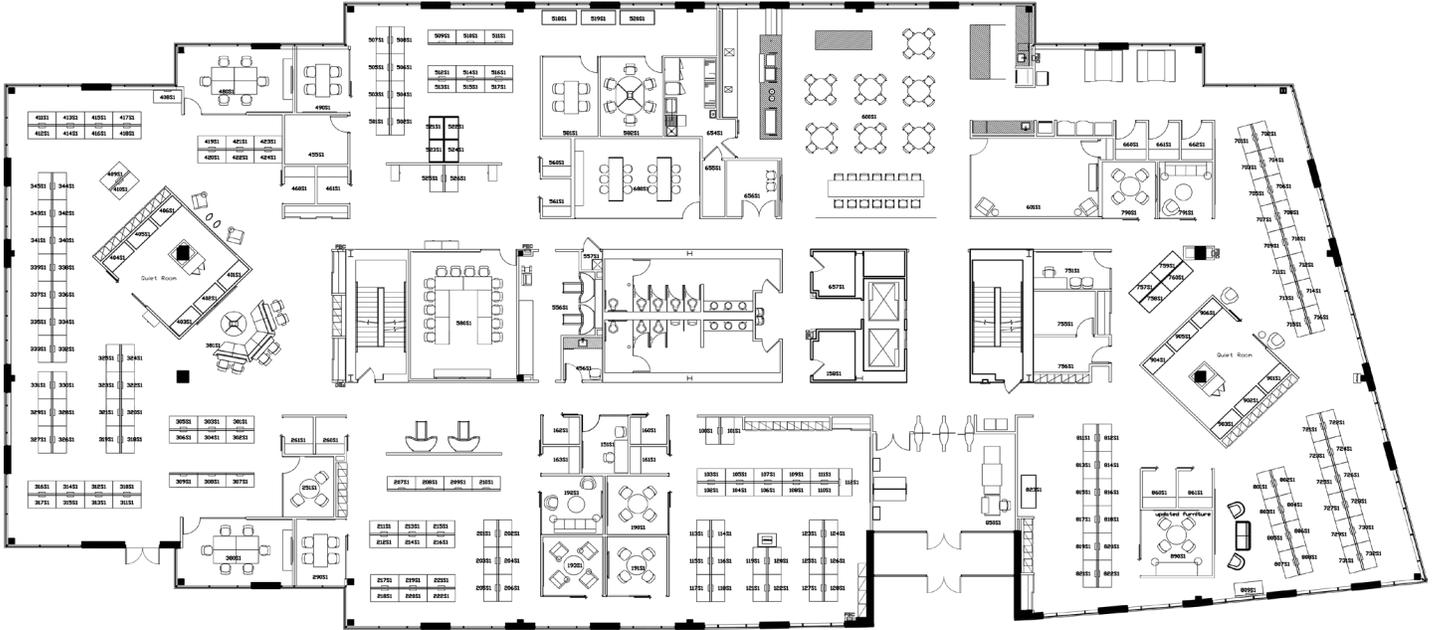
PROPERTY OVERVIEW

- 73,840 SF office building available for lease, divisible
- Available July 1, 2026
- Three-story building
 - First Floor: 23,264 SF
 - Second Floor: 24,507 SF
 - Third Floor: 24,508 SF
 - Storage Space: 1,561 SF
- 5.4/1,000 RSF parking ratio including 23 covered executive spaces with 2 EV charging stations
- Full-service cafe on the first floor
- Built in 1999 with recent interior renovations
- Building is fully sprinklered
- Located near the intersection of Winghaven Boulevard and Interstate 64
- Monument signage at Winghaven entrance
- High residential and commercial growth area with abundant restaurant, entertainment, banking, and retail nearby



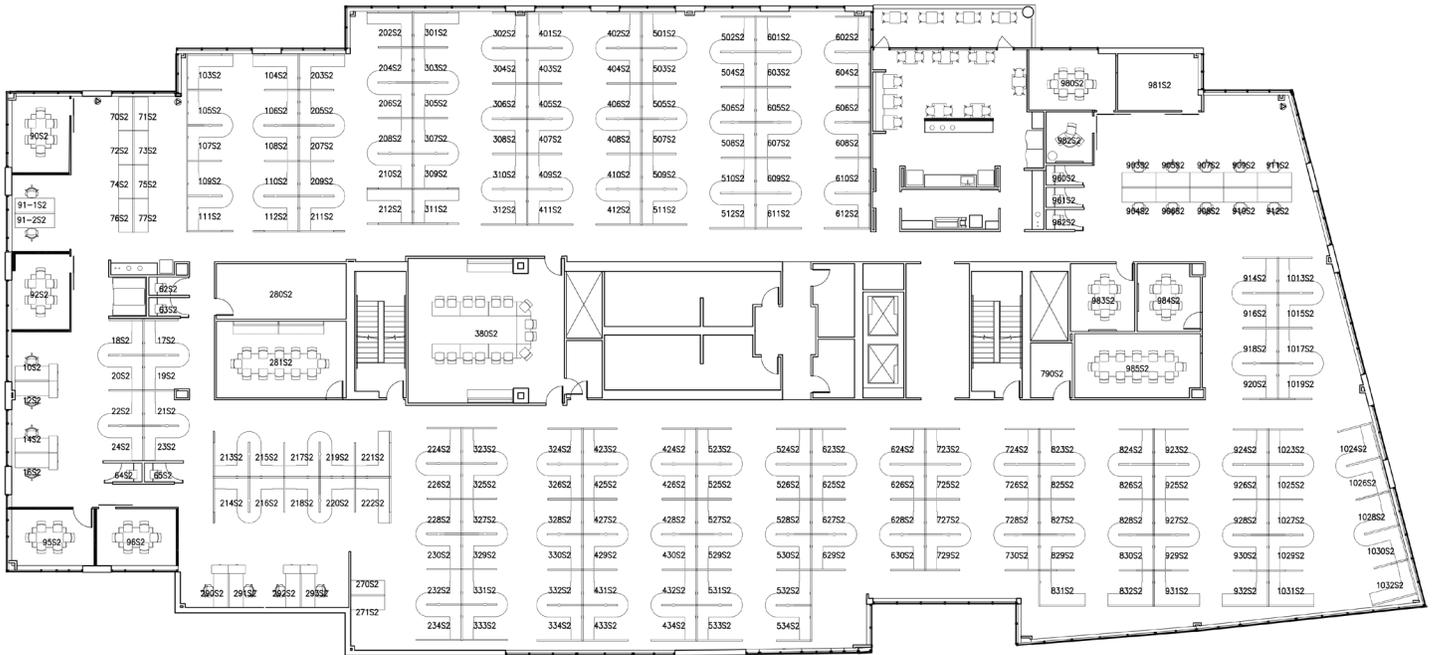
FIRST FLOOR

23,264 SF



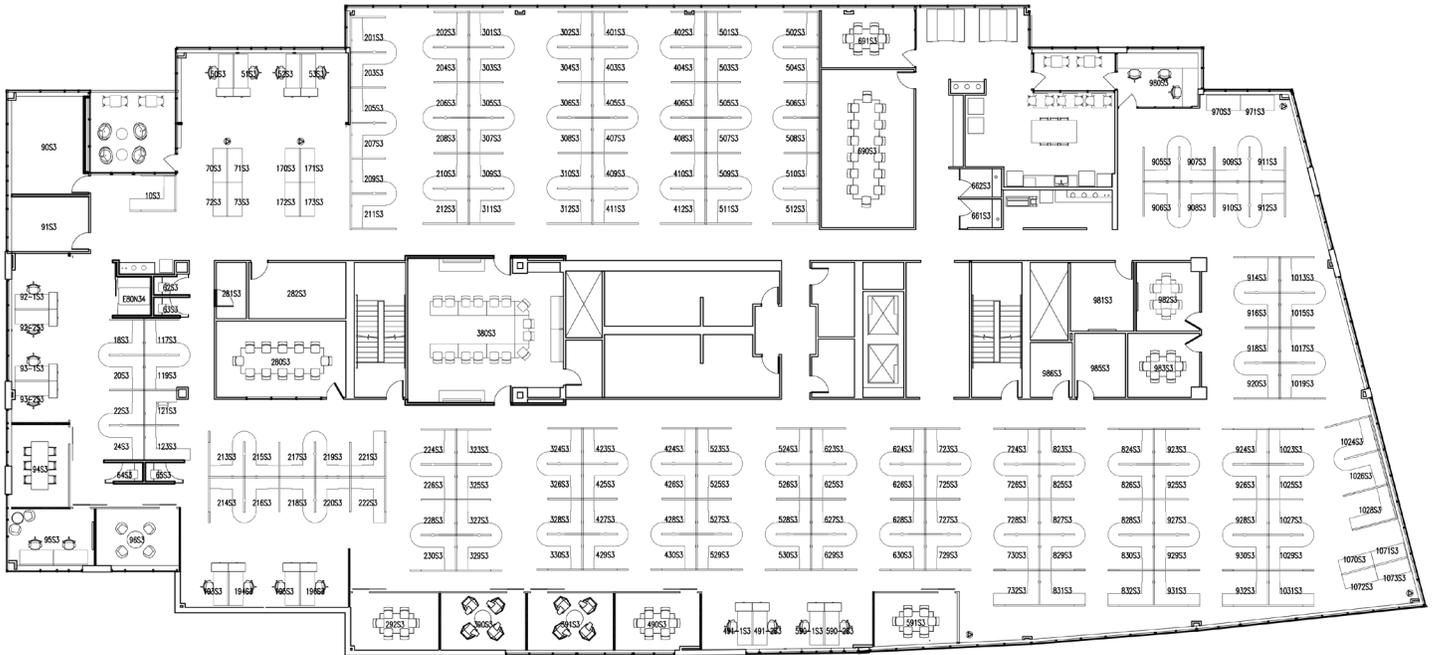
SECOND FLOOR

24,507 SF



THIRD FLOOR

24,508 SF



AMENITIES

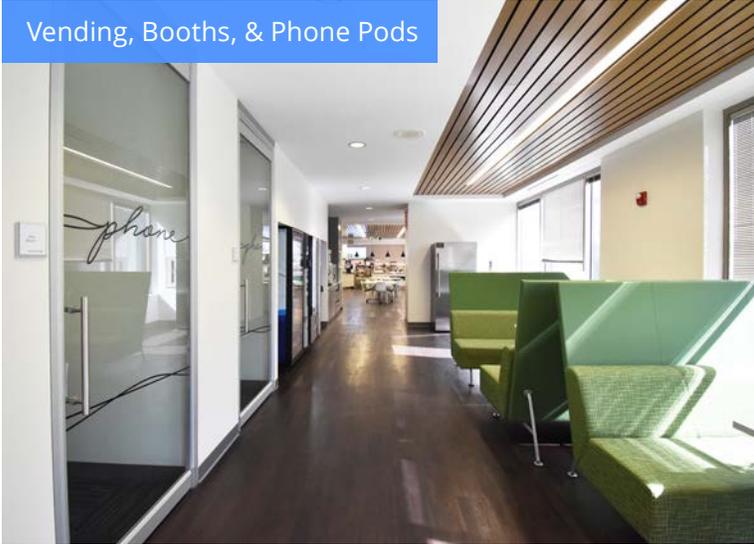
Full-Service Cafe



Buffet & Drink Dispensers



Vending, Booths, & Phone Pods



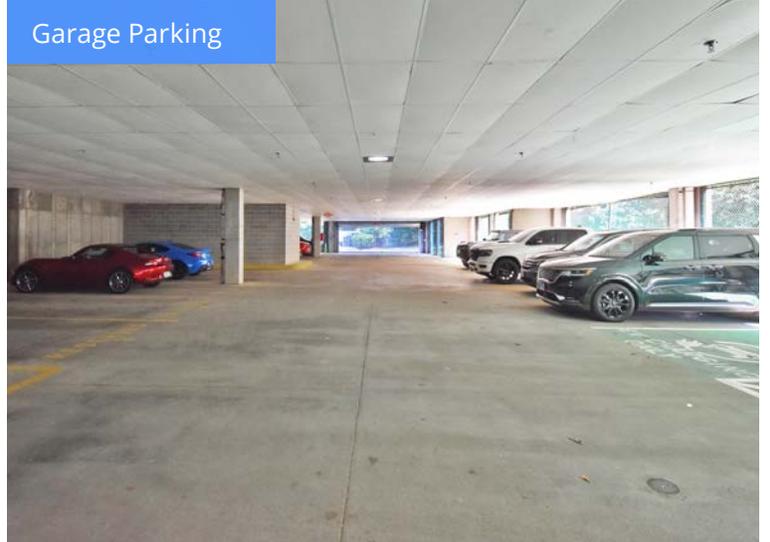
Rec Room



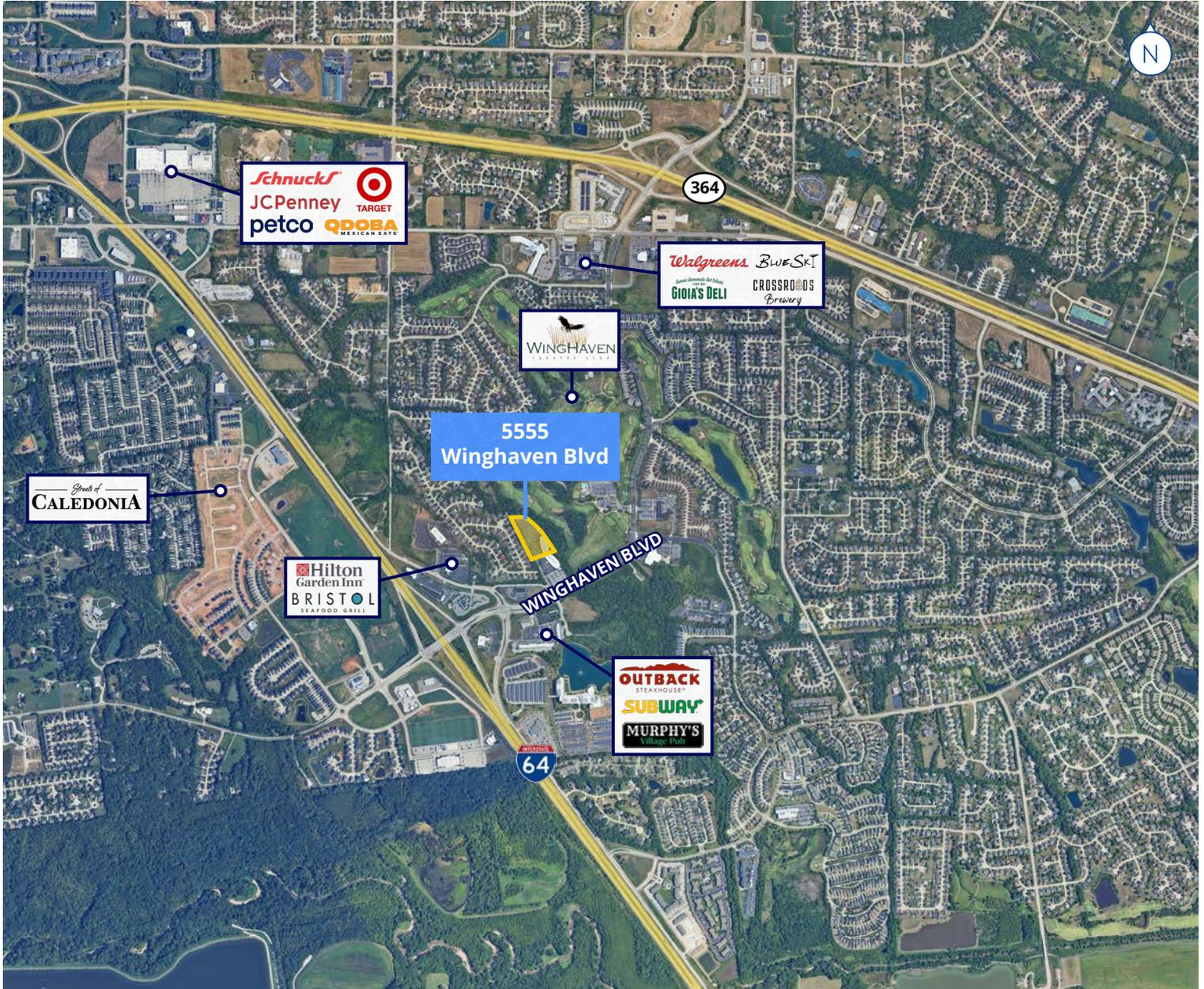
Updated Interior



Garage Parking



LOCATION



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