

50 WEST

821 WEST HIGHWAY 50 | O'FALLON, IL 62269

NEW CONSTRUCTION, CLASS A
OFFICE/MEDICAL SPACE FOR LEASE

PROPERTY DESCRIPTION

- New construction, 3-story Class A office/medical space **NOW AVAILABLE!**
- 3,380 sf (divisible) available on 1st floor with Lobby Entrance
- Glass line suites with natural light
- Elevator served with 2 stairwells on either side of the building
- Parking ratio of 4.5/1,000 rsf
- Monument signage available
- Building signage available for larger tenants
- Tenant improvement allowance provided
- Near the Regency Conference Center, St. Elizabeth Hospital and Memorial Hospital
- 5 miles or less than 5 minutes to Scott Airforce Base
- **Full Service Lease Rate: \$29.00 psf**



CONTACT



DAVE KUNKEL

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TERRY HEIMANN

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MICHAEL HOLLAND

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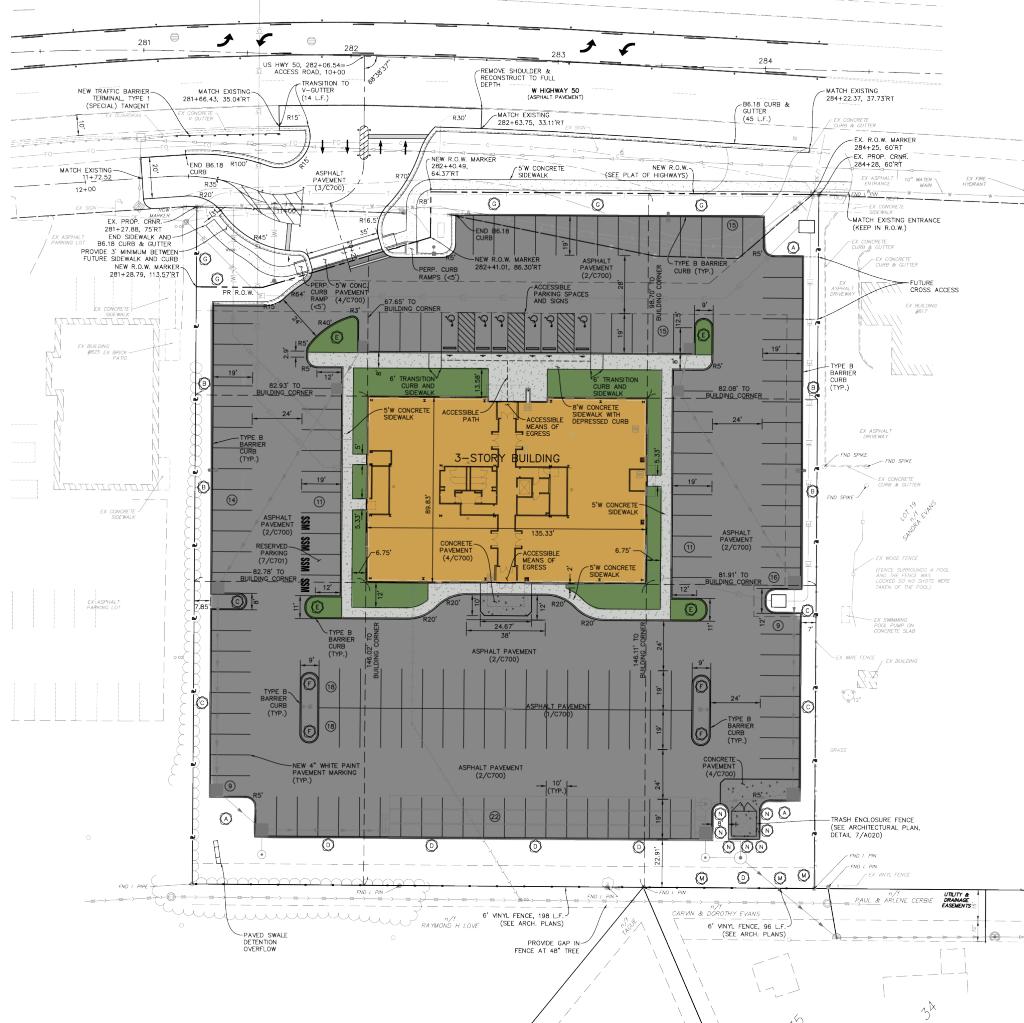
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- 16 miles or 15 minutes to Downtown St. Louis
- 30 minutes from Lambert St. Louis International Airport
- Convenient to I-255, I-70, I-55 and Illinois Routes 157, 158, 159 and 143



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Signage Perspective

BALKE BROWN
TRANSWESTERN®

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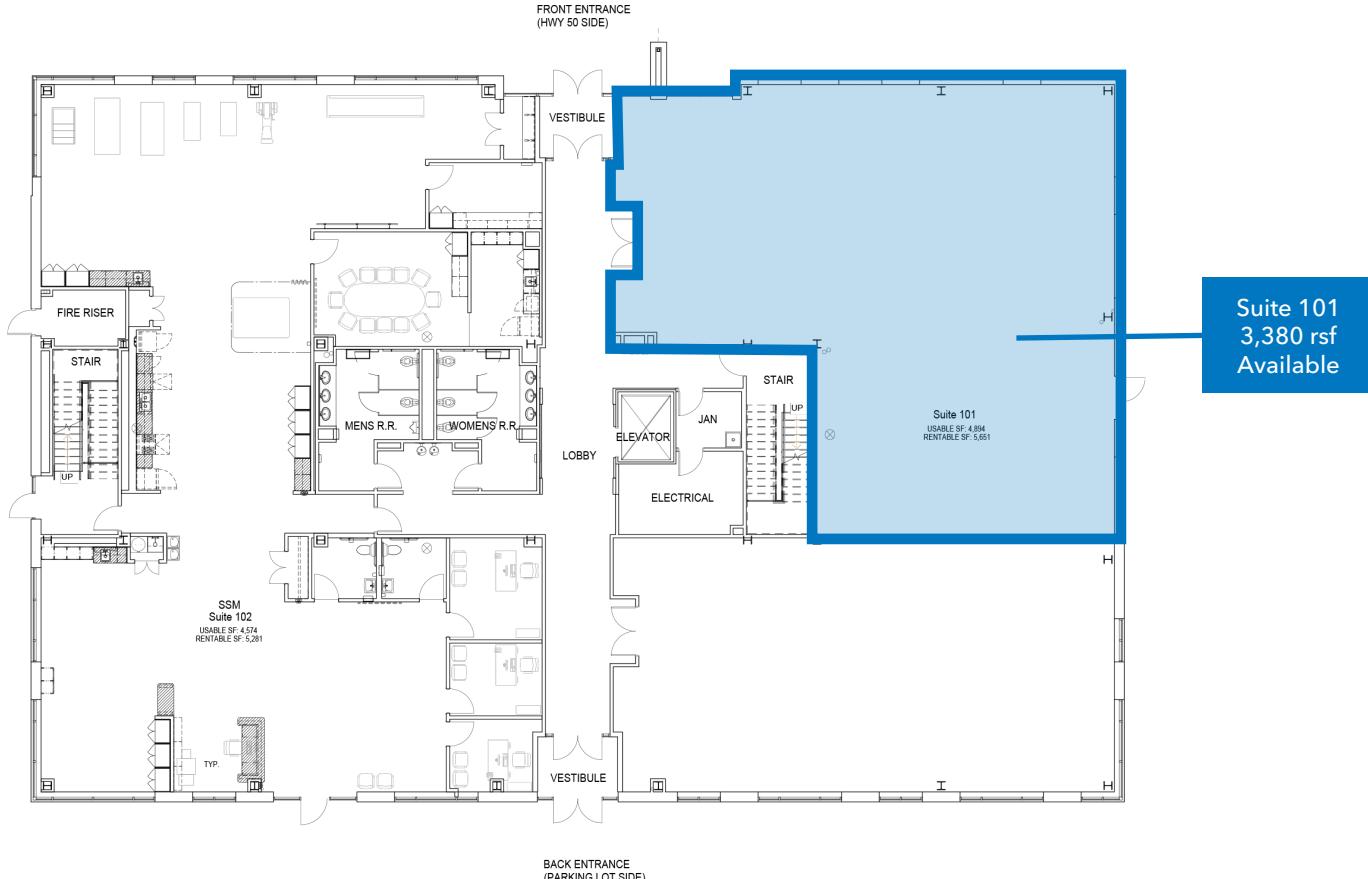
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1ST FLOOR: 3,000 - 11,460 SF



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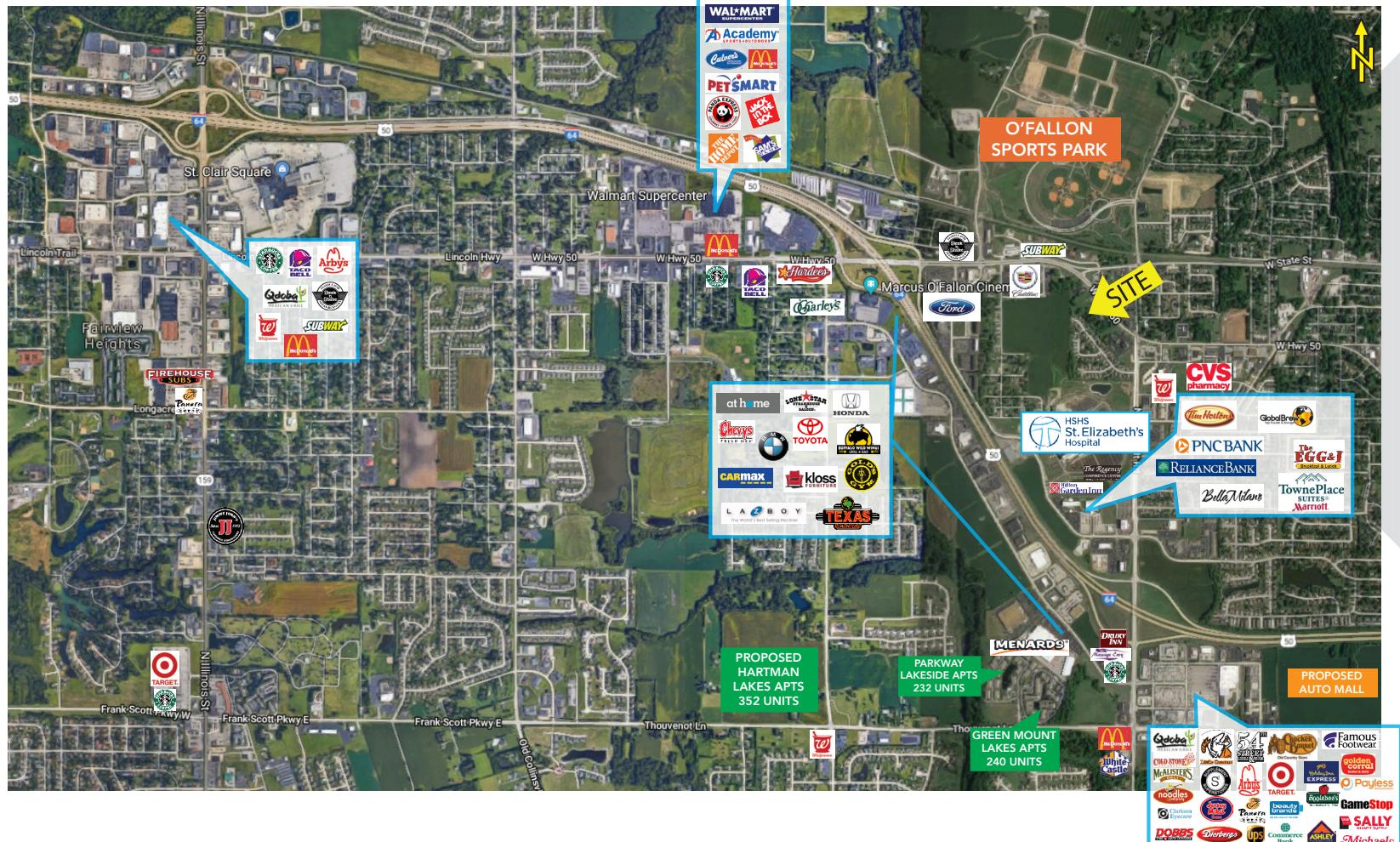
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