

FOR LEASE



Call Broker for Details and Tour

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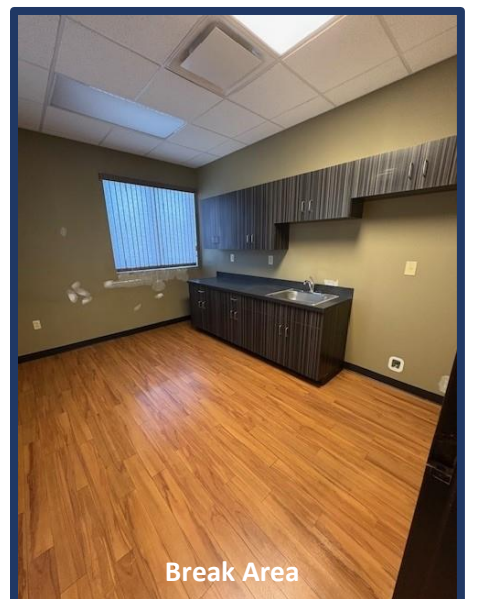
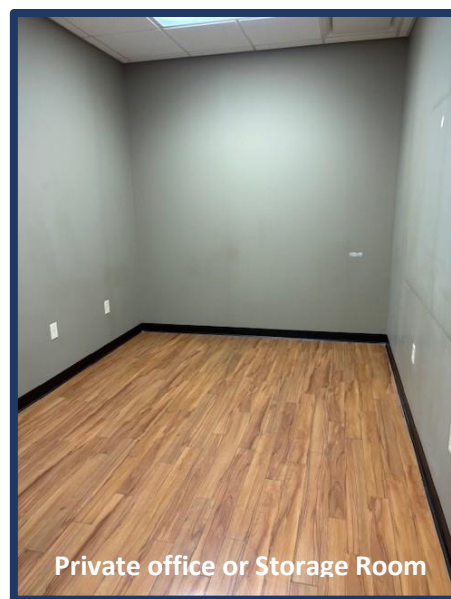
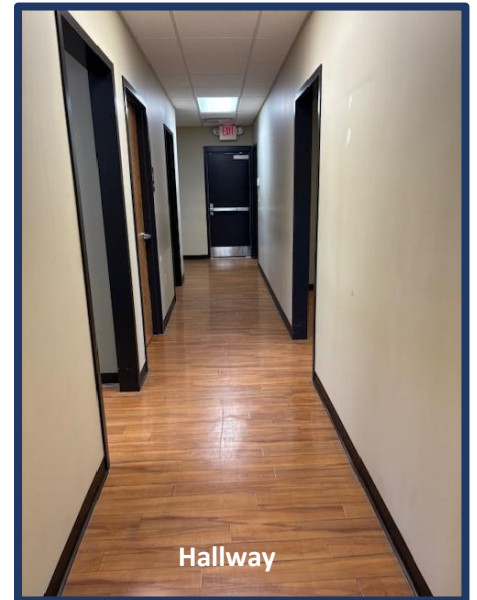
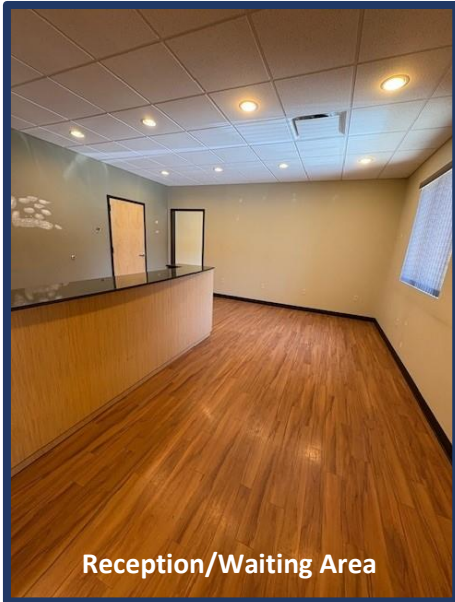
Luke@ChooseKWG.com

Kunkel Commercial Group
784 Wall Street, Suite 150
O'Fallon, IL 62269

124 Springfield Court O'Fallon, IL 62269

- 2,054 SF Total Available
- Professional Office/ Medical use
- Local and respected Landlord
- Located off Lincoln Street near Starbucks
- ¼ mile from Memorial East Hospital
- Fully Bricked Building, Well Maintained
- Plenty of parking!
- Downtown St. Louis less than 20 minutes
- AVAILABLE NOW!
- Lease Rate: \$17.00 PSF, Modified Gross Lease

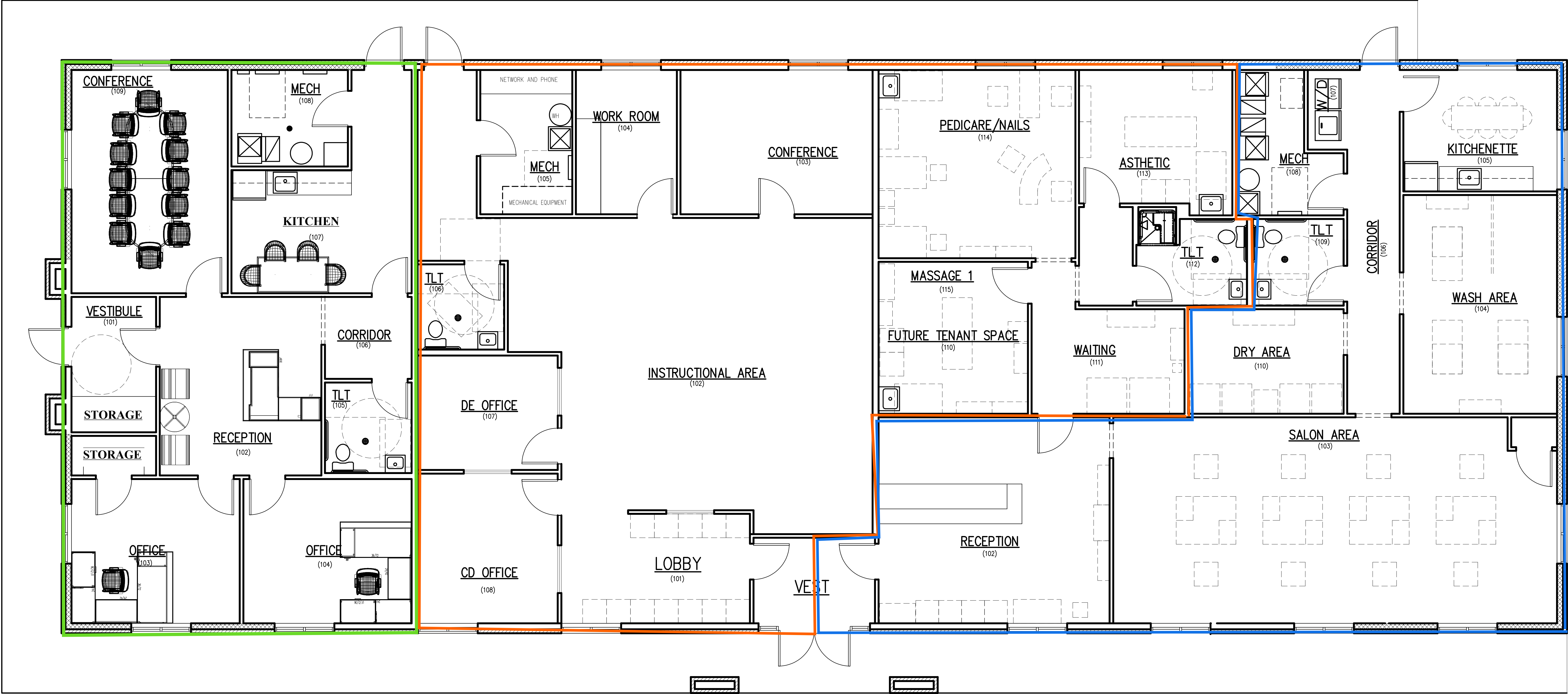
Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.



EDWARD JONES - 1,420 SF

SYLVAN - 2,574 SF

VACANT - 2,054 SF





COMMERCIAL BUILDING INFORMATION

Building Name:	Professional Office/ Medical Space			
Address:	124 Springfield Court			
City:	O'Fallon	IL	62269	St. Clair County
Building Size:	6,048 SF			
Useable/Rentable:	U		2,054 SF Available	
Year Built:	2013			
Ceiling Height:	10'			
Overhead Doors:	N/A			
Lot Size:	0.75 Acre			
Parking Spaces:	29			
Zoning:	B-1 (P)		City of O'Fallon	
Permanent Parcel #:	04-31.0-216-040			
Taxes (Year):	2024/\$14,366.24			
Lease:	\$17.00 PSF, Modified Gross Lease			
Sale Price:	Ask Broker for details.			
Comments:	Located 1/4 mile from Memorial Hospital. Located on Springfield Court off South Lincoln Avenue. Well maintained building!			

KUNKEL COMMERCIAL GROUP

3318 N Illinois

Swansea, IL 62226

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