

FOR LEASE

787 Sunset Blvd. Suite 100 O'Fallon, Illinois 62269

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Professional Office Space

- 1,200 SF Available
- New carpet & paint in June 2017
- Five (5) private offices, reception area, galley break area & shared restrooms.
- Located 5 Minutes from SAFB, close to St. Elizabeth Hospital, Regency Conference Center & Memorial Hospital, Restaurants & Banking
- Landlord pays RE Taxes, Building Insurance & Common Area Maintenance
- Tenant Pays Utilities & Janitorial
- Professional Property Management
- Broker Owned
- **Lease Rate: \$17.00 PSF, Modified Gross Lease**

EXPERIENCE... DEDICATION... RESULTS

For information contact:

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Broker

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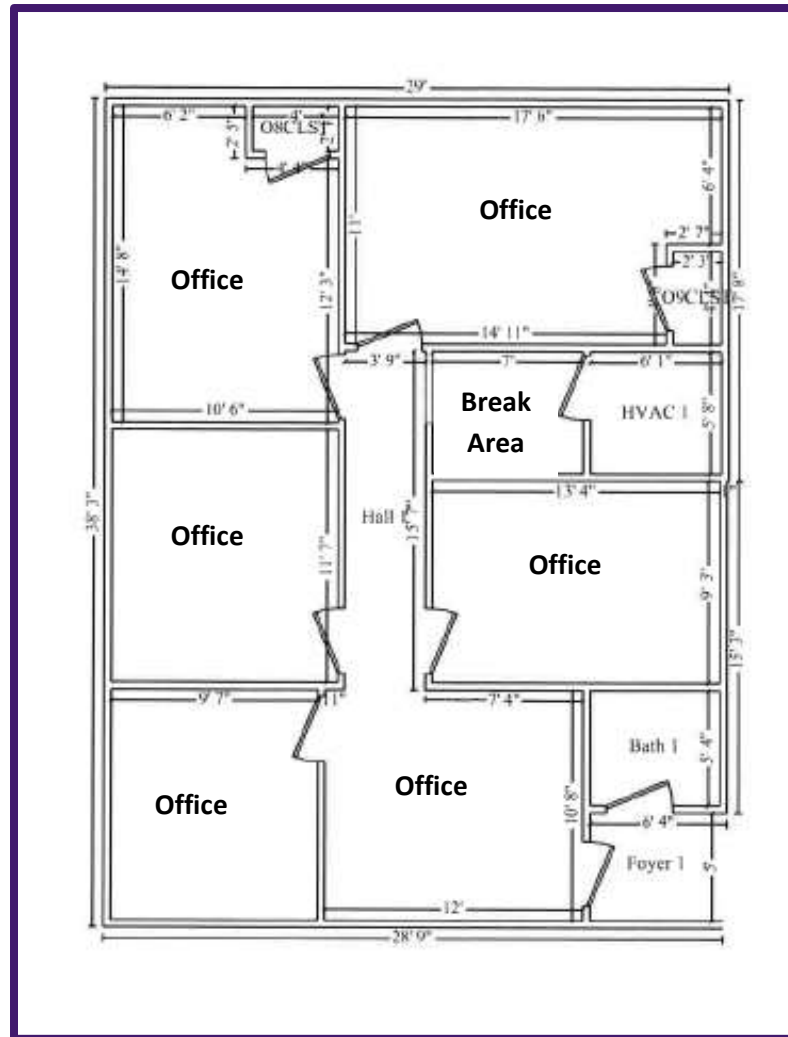
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FLOOR PLAN



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SUITE 100 (1,200 SF)



COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Building

Address: 787 Sunset Blvd.

City: O'Fallon **State:** IL **Zip:** 62269 **County:** St.Clair

Building Size: 2,400 SF

Useable/Rentable: U

Year Built: 2002 **Last Major Rehab:** N/A **Number of Floors:** 1

Ceiling Height: 9' **Elevators:** No **Sprinklers:** No

Overhead Doors: N/A

Lot Size: 14,500 SF **Frontage:** 100' **Depth:** 145'

Parking Spaces: 14

Zoning: B-1 **By:** O'Fallon

Permanent Parcel #: 04-30.0-303-059

Sale Price: N/A

Lease/Sub-Lease Rate: \$17.00 PSF Mod Gross

Lease Rate Includes: Landlord pays for Real Estate Taxes, Building Insurance & Common Area Maintenance.
Tenant pays Utilities and Janitorial

Comments: Well maintained, fully bricked building.
One (1) 1,200 SF Suite Available For Lease

KUNKEL COMMERCIAL GROUP

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