

FOR LEASE

225 South Main St, O'Fallon, MO, 63366

PROPERTY SUMMARY

OFFICE SUITES

- Professional office building located in the heart of historic O'Fallon.
- Easy Access to Hwy 70.
- Large Parking Lot.
- Only One Suite Available Left!
- **Suite 101** - 725 sf, First Floor.
 - **LEASE RATE at \$1,087.50** per month with full service minus janitorial.

Just Leased!

- ~~**Suite 104** - 1,187 sf, First Floor.~~
 - **LEASE RATE at \$1,785** per month with full service.

Just Leased!


- ~~**Suite 201** - 1,988 sf, Second Floor.~~
 - **LEASE RATE at \$3,000** per month with full service.

Just Leased!

- ~~**Suite 203** - 207 sf, Second Floor.~~
 - **LEASE RATE at \$310** per month with full service.



 Listing Agent **Doug Tinkham**

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501 First Capital Dr. Suite 5,
St. Charles MO 63301



Office **636-946-9753**



www.shockleycommercial.com

1st FLOOR PLAN

AVAILABLE SUITES

Just Leased!

~~Suite 104 1,187 sf~~

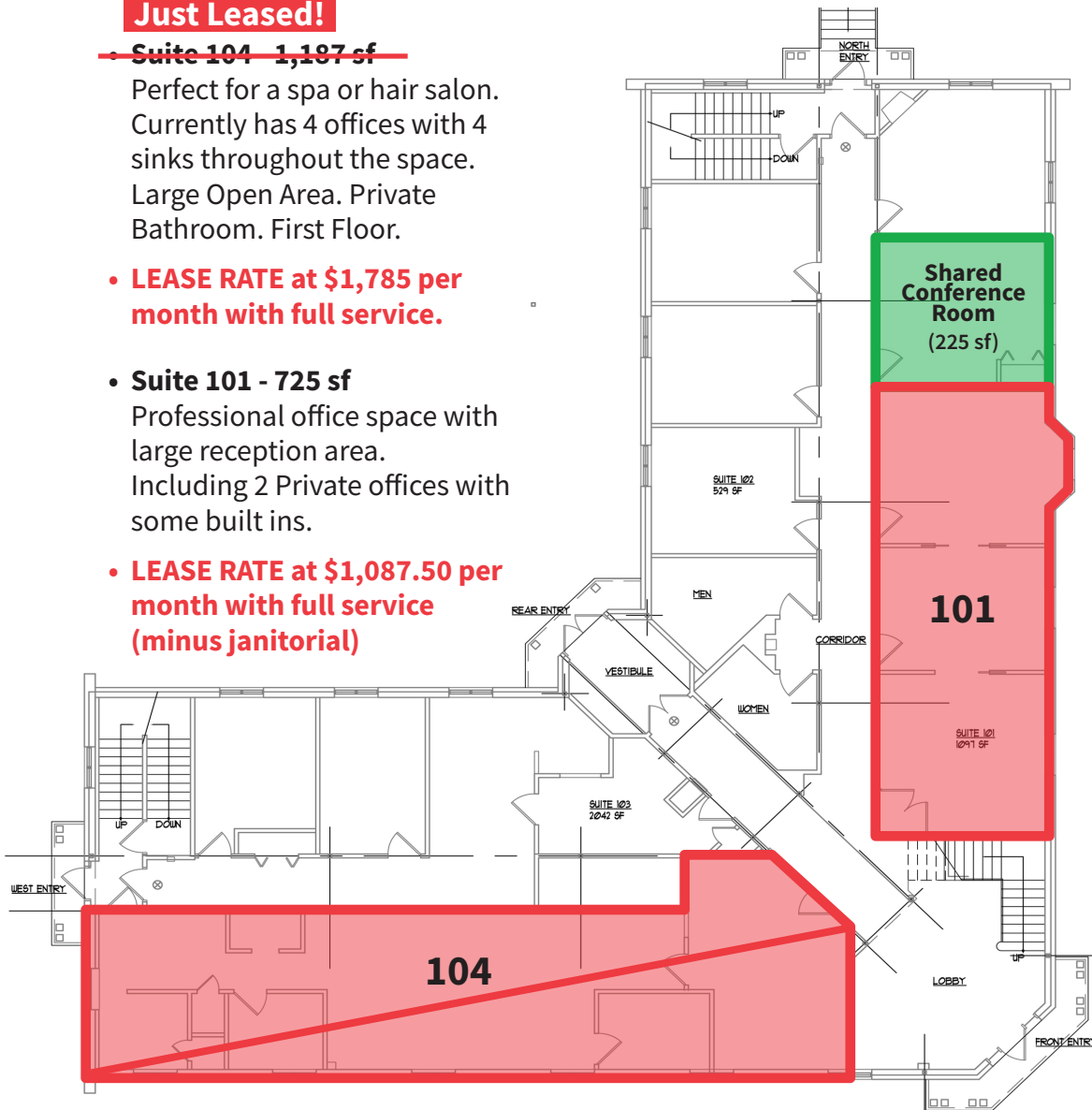
Perfect for a spa or hair salon.
Currently has 4 offices with 4
sinks throughout the space.
Large Open Area. Private
Bathroom. First Floor.

- **LEASE RATE at \$1,785 per month with full service.**

• Suite 101 - 725 sf

Professional office space with
large reception area.
Including 2 Private offices with
some built ins.

- **LEASE RATE at \$1,087.50 per month with full service (minus janitorial)**



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

2nd FLOOR PLAN

AVAILABLE SUITES

Just Leased!

~~Suite 201 1,988 sf~~

Multiple offices, conference room, large open space with break-room. Second Floor.

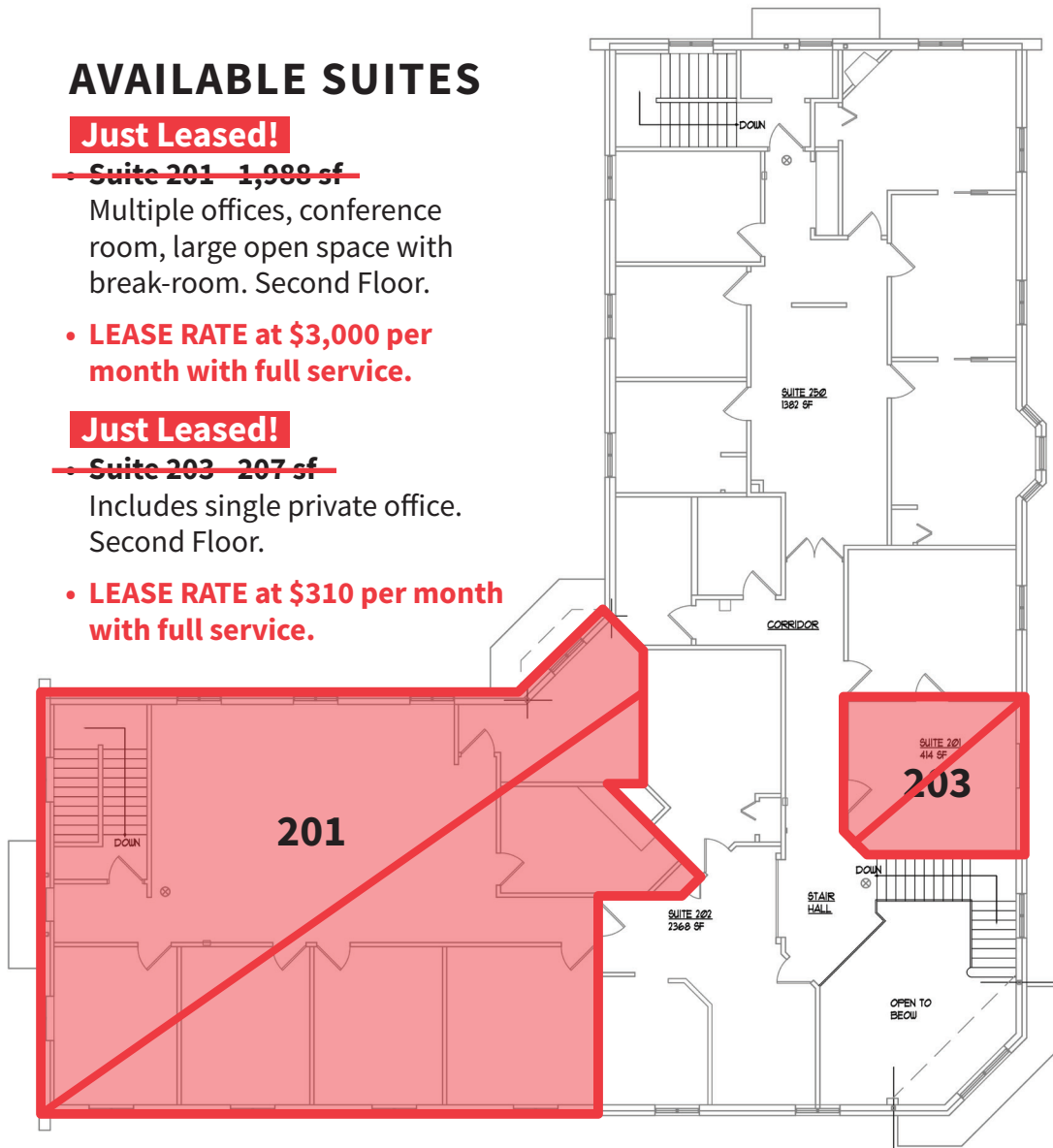
- **LEASE RATE at \$3,000 per month with full service.**

Just Leased!

~~Suite 203 207 sf~~

Includes single private office. Second Floor.

- **LEASE RATE at \$310 per month with full service.**



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"