

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

Just Leased!

~~• Suite 101~~ 725 sf, First Floor.

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

• **Suite 104** ~ 900 sf, First Floor.

- **LEASE RATE at \$18.00 psf** month with full service minus janitorial.

Just Leased!

~~• Suite 200~~ 216 sf, Second Floor.

- **LEASE RATE at \$324** month with full service minus janitorial.

Just Leased!

~~• Suite 204~~ 260 sf, Second Floor.

- **LEASE RATE at \$390** month with full service minus janitorial.



 Listing Agent **Doug Tinkham**

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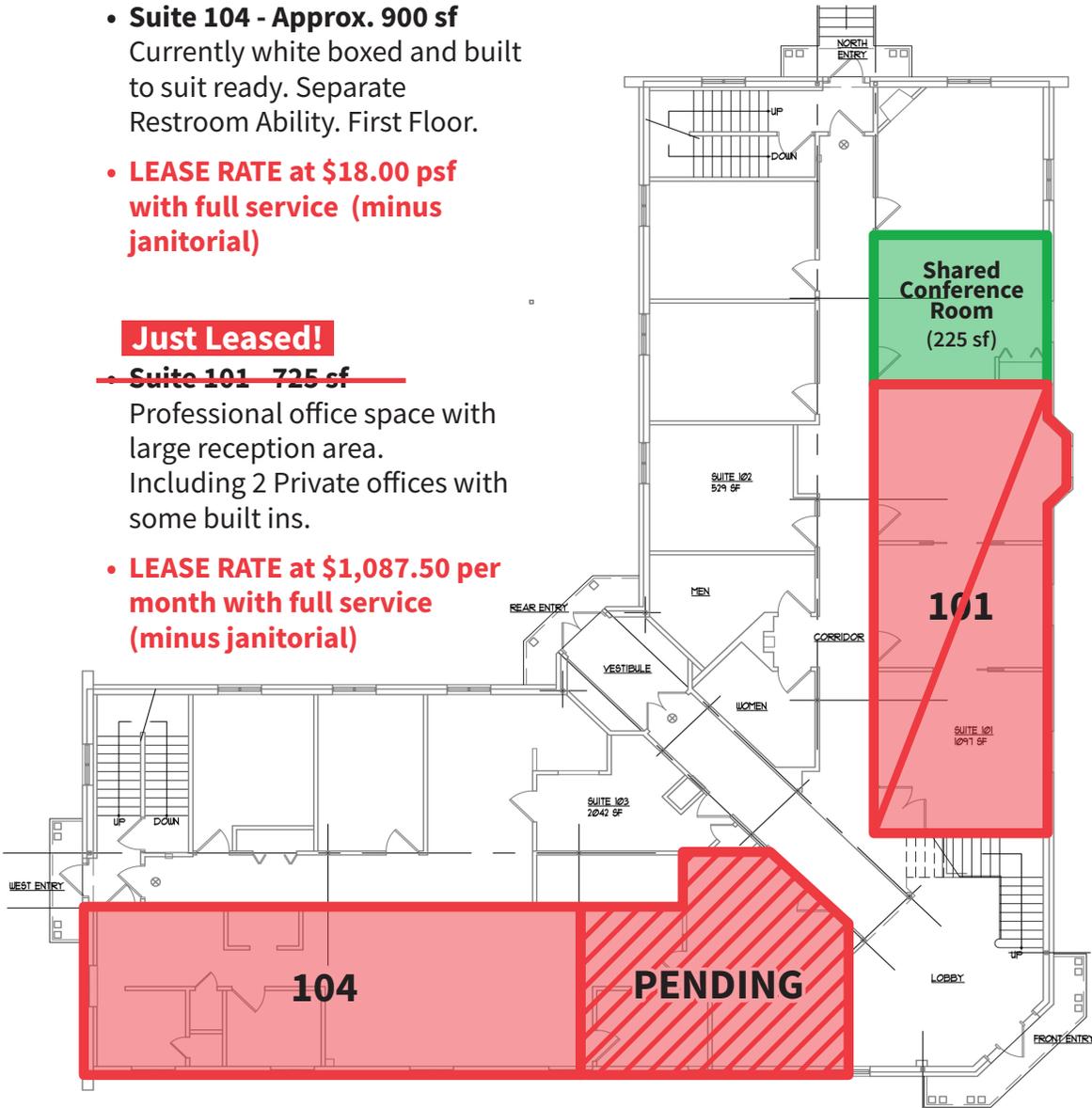
1st FLOOR PLAN

AVAILABLE SUITES

- **Suite 104 - Approx. 900 sf**
Currently white boxed and built to suit ready. Separate Restroom Ability. First Floor.
- **LEASE RATE at \$18.00 psf with full service (minus janitorial)**

Just Leased!

- ~~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

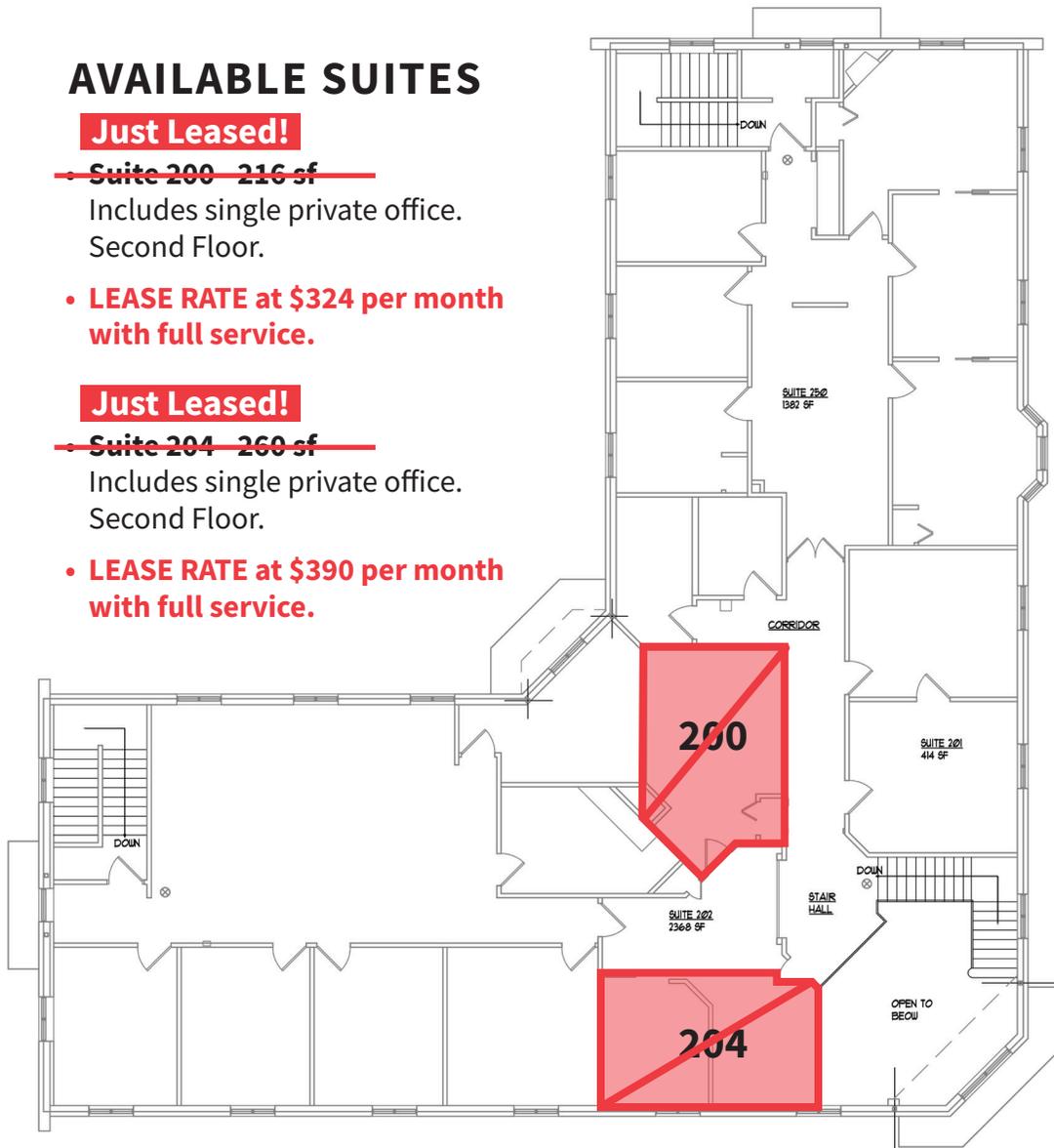
AVAILABLE SUITES

Just Leased!

- ~~Suite 200 216 sf~~
Includes single private office.
Second Floor.
- **LEASE RATE at \$324 per month
with full service.**

Just Leased!

- ~~Suite 204 260 sf~~
Includes single private office.
Second Floor.
- **LEASE RATE at \$390 per month
with full service.**



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