



604 Pierce Blvd, Suite 200, O'Fallon, IL 62269

- 4,963 RSF Available
- Reception/ waiting area, six (6) private offices, conference room, supply closet, break room & restrooms
- Located off Greenmount Road, 20,400 ADT on North Greenmount Road
- Fully bricked & well maintained building
- Interstate 64 access less than ¼ mile
- New Meijer development coming across the street
- St. Elizabeth HSHS Hospital and Memorial East Hospitals within 2 miles or less
- Downtown St. Louis less than 20 minutes
- **Lease Rate: \$24.00 PRSF**
- **Full-Service Lease**
- **Available January 2026**

Dave Kunkel

618.977.1846 Cell
Dave@ChooseKWG.com

Kelly Hulvey

618.210.4702 Cell
Kelly@ChooseKWG.com

Luke Alan

618.578.3598 Cell
Luke@ChooseKWG.com

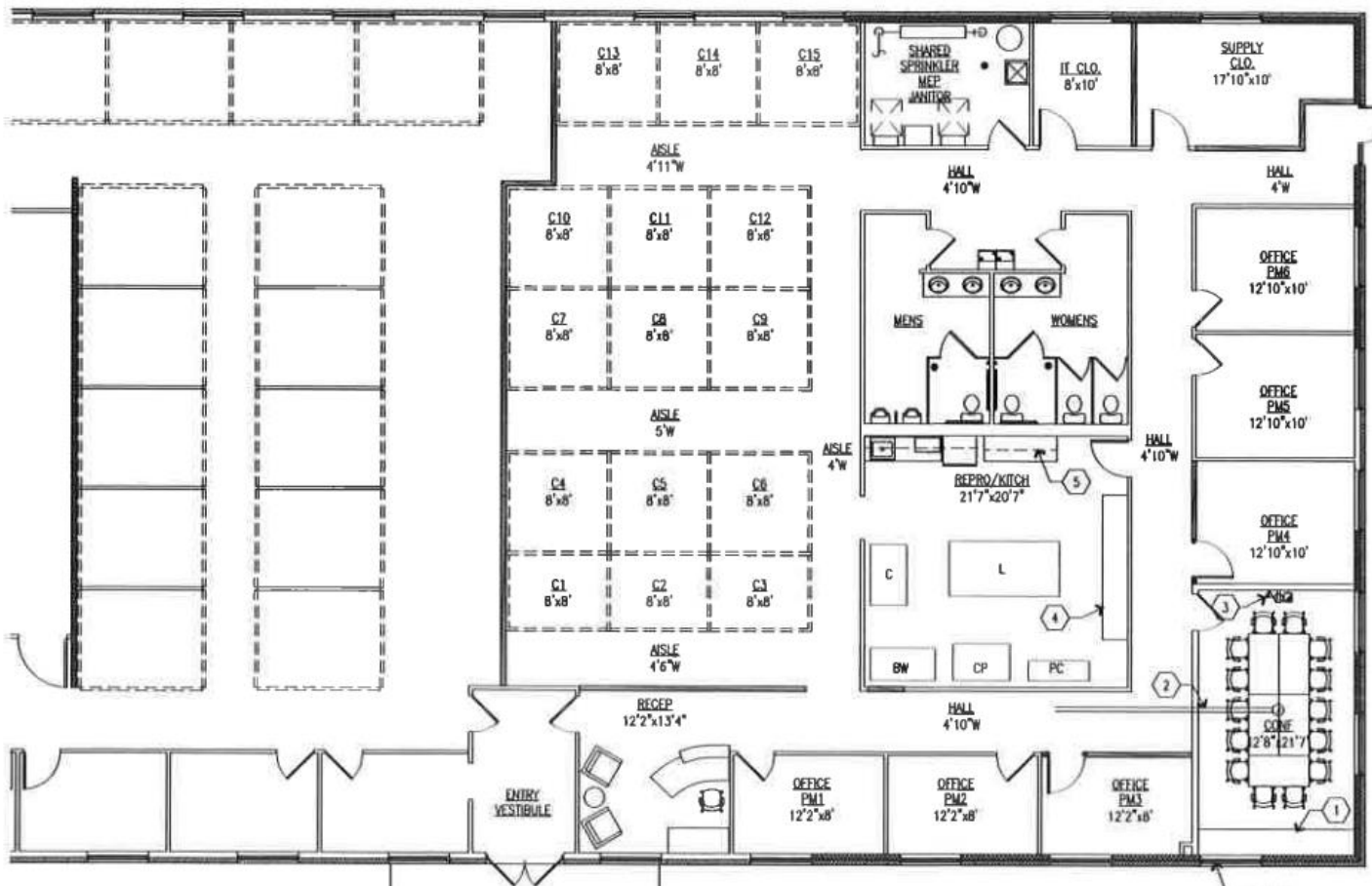
**Kunkel Commercial
Group**

**3318 N IL Street
Swansea, IL 62226**



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Call Broker for Details and Tour

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**KUNKEL
COMMERCIAL
GROUP**

Kunkel Commercial Group
3318 N IL Street
Swansea, IL 62226
618.202.4500 Office



COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Space

Address: 604 Pierce Blvd.

City: O'Fallon IL 62269 St. Clair County

Building Size: 24,940 SF

SF Available: 4,963 RSF

Year Built: 2007

Ceiling Height: 10'

Overhead Doors: N/A

Lot Size: .58 acres

Parking Spaces: 5.1-1000

Zoning: PUD **By:** City of O'Fallon

Permanent Parcel #: 04-31.0-112-018

Taxes (Year): 2024/\$40,837.84

Lease \$24.00 PRSF, Full Service Lease

Comments: Less than a minute from Exit 12 (I-64 & Green Mount Road)
Less than five minutes from Scott Air Force Base

KUNKEL COMMERCIAL GROUP

3318 N IL, Swansea, IL 62226

618.202.4500 www.choosekwg.com

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