

FOR LEASE

9 Eagle Center,
Suite 7 Unit F
O'Fallon, IL 62269

180 SF EXECUTIVE OFFICE SUITE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.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 recommends Purchaser's/Lessee's independent investigation.

AREA MAP

9 Eagle Center, Suite 7, O'Fallon, IL 62269

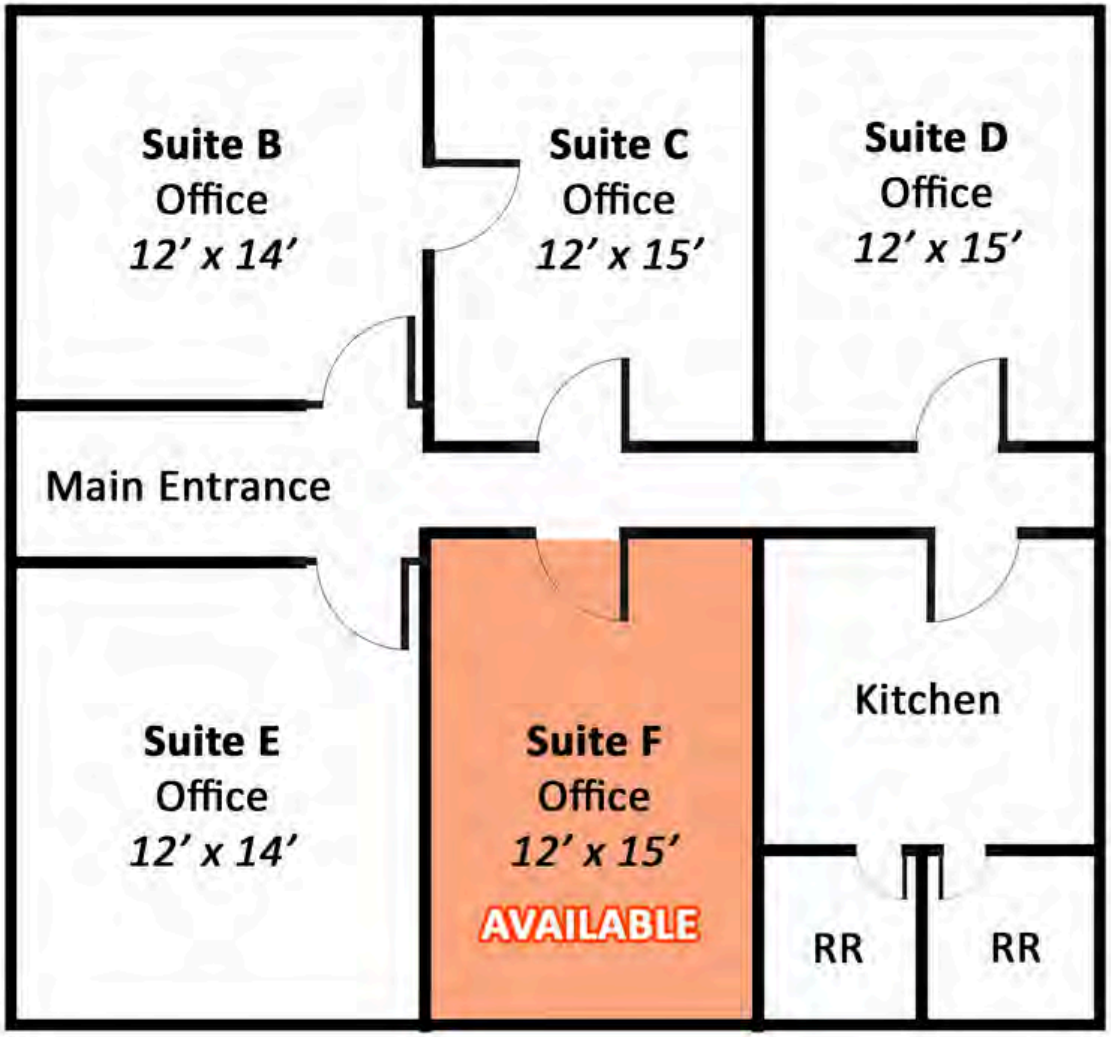


LOCATION OVERVIEW

Located in the thriving office area of O'Fallon, IL near Interstate 64 exits for O'Fallon and Shiloh. Twenty minutes from downtown St. Louis, MO.

FLOOR PLAN

9 Eagle Center, Suite 7, O'Fallon, IL 62269



UNIT F INTERIOR



UNIT F INTERIOR



*Not to scale

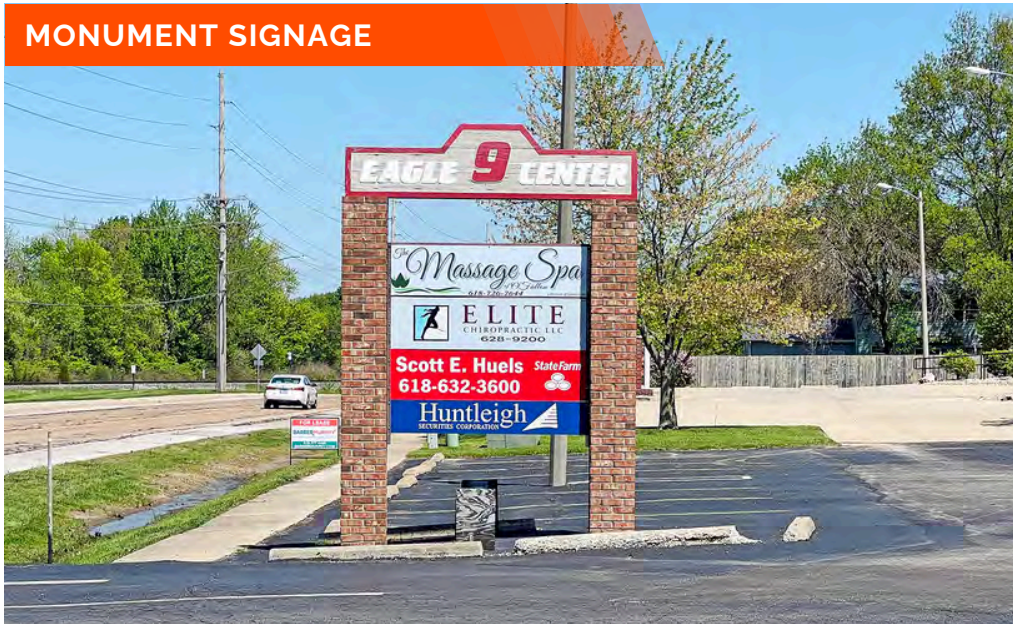
PROPERTY PHOTOS

9 Eagle Center, Suite 7, O'Fallon, IL 62269

EXTERIOR/PARKING LOT



MONUMENT SIGNAGE



PROPERTY INFORMATION

Shared kitchen & ADA restrooms with four other tenants.

Lease is structured as full service which includes all utilities aside from data /internet.

LEASE RATE: $650/Month, Full Service

OFFICE/RETAIL SUMMARY

9 EAGLE CENTER, O'FALLON, IL 62269

LISTING # 2549

LOCATION DETAILS:

Parcel #	04-30.0-314-012
County:	IL - St. Clair
Zoning:	B-1 Comm Business / PUD - City of O'Fallon

PROPERTY OVERVIEW:

Building SF:	5,010
Vacant SF:	180
Usable Sqft:	180
Min Divisible SF:	180
Max Contig SF:	180
Office SF:	180
Signage:	Monument
Lot Size:	0.87 Acres
Frontage:	172
Depth:	166
Parking Spaces:	26
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	1992
Renovated:	2008
Ceilings:	8.5'
Construction Type:	Frame,Brick



LEASE INFORMATION:

Lease Rate:	$650/Month
Lease Type:	Full Service

FINANCIAL INFORMATION:

Taxes:	$18,498.18
Tax Year:	2024

DEMOGRAPHICS:

Traffic Count:	10,600

PROPERTY DESCRIPTION:

180 SF Executive office suite available for lease. Shared kitchen and ADA restrooms with four other tenants. The lease is structured as full service, which includes all utilities except data/internet. Monument signage available.

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MIKE DURBIN
Broker Associate
O: (618) 277-4400
C: (618) 960-8675
miked@barbermurphy.com