

2 OFFICE SUITES FOR LEASE 1,745 SF and 1.950 SF Spaces can be combined for a total of 3,695 SF

PROPERTY OVERVIEW

- Suite 1 1,950 Rentable SF
- Suite 3 1,745 Rentable SF
- Join O'Fallon Chiropractic, Bailey & Glasser, LLP, Raytheon and Pratt Whitney, Brookside Agra, Kujawski & Associates, Chariot Financial, Commercial Property Investors
- Professionally managed building, built in 1999
- Well maintained common area to include restrooms
- Close proximity to retail, restaurants, and both new hospitals (St. Elizabeth and Memorial Hospital East)
- Private Offices Conference Rooms Open Work Space -Reception and Waiting Rooms - Adequate Parking

TRAFFIC COUNTS

Hwy 50: 28,400 VPD

Park Plaza Drive: 1,900 VPD

Central Park Drive: 11,600 VPD

I-64: 59,500 VPD

LEASE RATE

Asking Rate: \$19.00/SF, MG



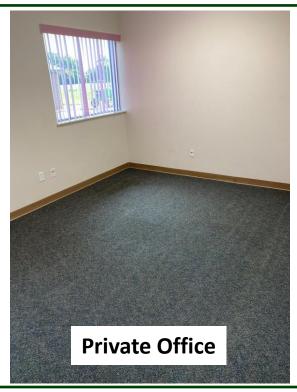
1331 Park Plaza, O'Fallon, Illinois 62269

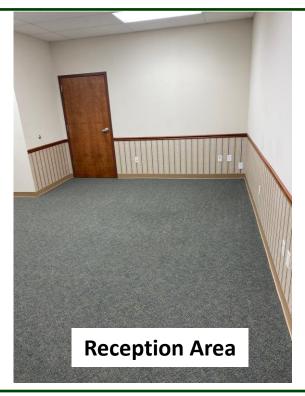


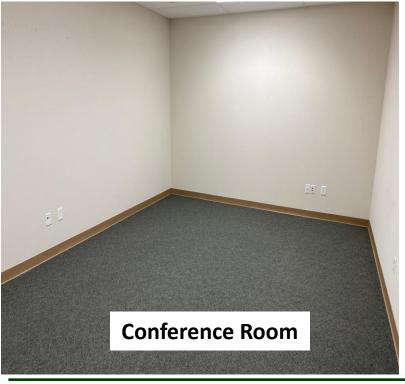




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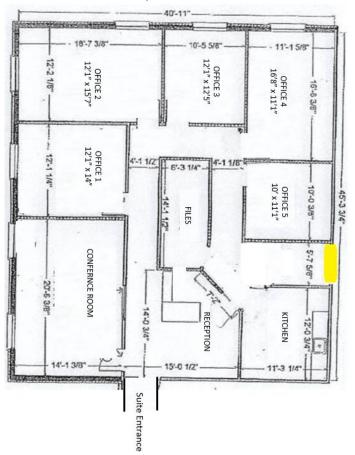




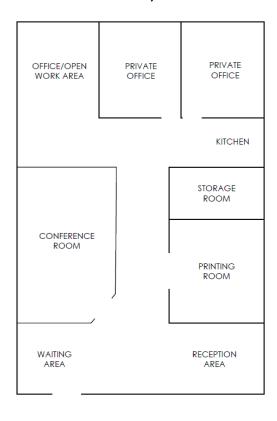


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SUITE 1 – 1,950 SF



SUITE 3 - 1,745 sf



FOR INFO, PLEASE CONTACT:

WITTENAUER PROPERTIES

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