

# O'Fallon IL Office Space

1177 N. Green Mount, Ste 200, O'Fallon IL 62269



SPACE  
AVAILABLE

2,054 SF Available \$21.00 PSF (All-In)

## PROPERTY OVERVIEW

- 2,054 RSF Full Service Including Utilities
- High visibility location at the intersection of Green Mount Road and Frank Scott Parkway
- Close to retail, restaurants, and two hospitals, St Elizabeth and Memorial East
- Easy access to I-64
- Close proximity to Scott Air Force Base
- Professionally managed building
- Conference room, private offices, open work area
- 8 reserved parking spaces
- Sign panel on Green Mount Rd & Frank Scott

Dogwood  
Social  
House



Menards



54<sup>TH</sup>  
STREET



FIVE GUYS



POPEYES



EUROPEAN  
WAX CENTER

DISCOUNT  
TIRE

Merchants Way

CENTRAL PARK DR

GREEN MOUNT RD



DOBBS  
TIRE & AUTO CENTERS



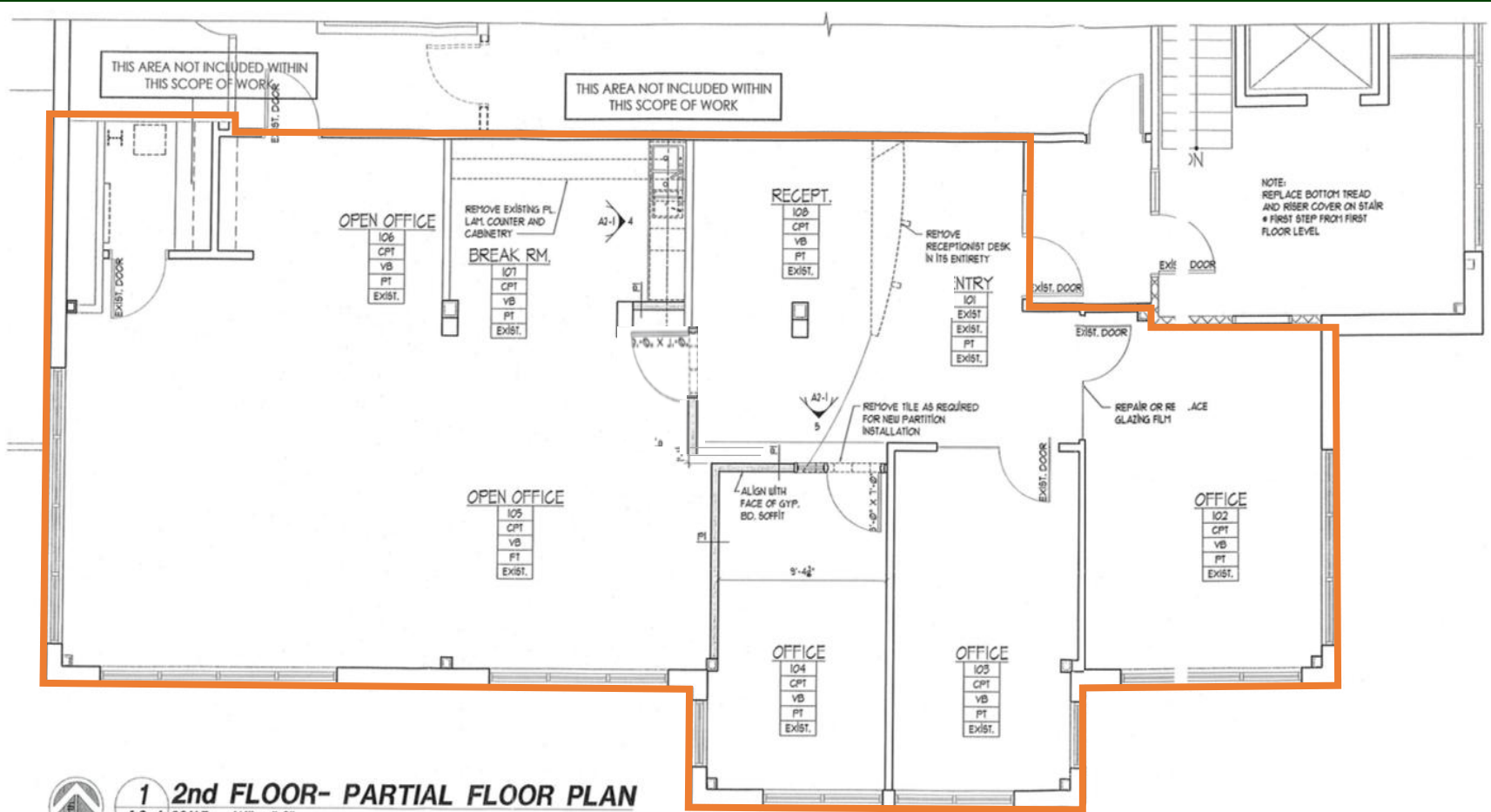
Frank Park Parkway

Subject Property  
Suite on 2<sup>nd</sup> Floor



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**1** 2nd FLOOR- PARTIAL FLOOR PLAN  
A2-1 SCALE: 1/4" = 1'-0"



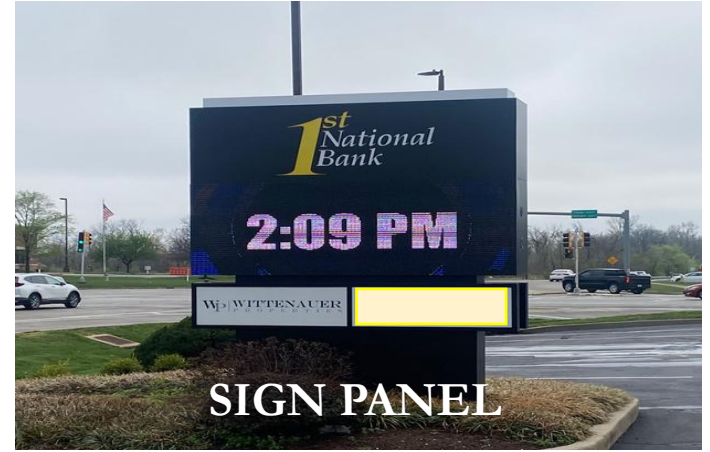
**David Wittenauer** | President  
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CONFERENCE ROOM



SIGN PANEL



PRIVATE OFFICE



OPEN WORKSPACE

**WP** | **WITTENAUER**  
P R O P E R T I E S ®

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PROPERTIES®

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