WP | WITTENAUER PROPERTIES

341 REGNECY PARK

PROPOSED MEDICAL OFFICE DEVELOPMENT
341 REGENCY PARK, O'FALLON, ILLINOIS

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

THE PROJECT

341 REGENCY PARK IS A PROPOSED 16,000 - 22,000 SF CLASS-A MEDICAL OFFICE DEVELOPMENT THAT WILL BE BUILT IN REGENCY PARK IN O'FALLON, ILLINOIS. THIS BEST-IN-CLASS PROPERTY WILL BE LOCATED **AT THE CENTER OF GROWTH IN O'FALLON** – ONLY A SHORT WALK OR DRIVE TO COUNTLESS RESTAURANTS, HOTELS, ENTERTAINMENT OPTIONS, AND OTHER MEDICAL PROVIDERS.

TENANTS WILL BENEFIT FROM SUPERIOR **BUILDING AND SIGNAGE VISIBILITY**, EASY ACCESS FROM I-64 AT BOTH GREEN MOUNT ROAD AND HIGHWAY 50, **PLENTIFUL PARKING** FOR EMPLOYEES AND PATIENTS, AND **CLOSE PROXIMITY TO BOTH HSHS ST. ELIZABETH HOSPITAL (DIRECTLY NORTH OF THE PROPERTY) AND BJC MEMORIAL HOSPITAL EAST (APPROX 3 MILES TO THE EAST).**

THE VISION FOR **341 REGENCY PARK** IS TO PROVIDE A FIRST-CLASS MEDICAL OFFICE DEVELOPMENT FOR MEDICAL PROVIDERS LOOKING FOR A CUSTOMIZABLE BUILDOUT, IN A CLASS-A BUILDING, WITHIN WALKING DISTANCE OF HOSPITALS, OTHER MEDICAL PROVIDERS, AND EATING AND RETAIL OPTIONS. THIS PROPERTY OFFERS **A UNIQUE OPPORTUNITY NOT FOUND IN OTHER MEDICAL OFFICE BUILDINGS IN THE O'FALLON/SHILOH MARKET**.

REGENCY PARK MASTER PLAN

CancerCare SPECIALISTS OF ILLINOIS

31,000 SF
OPENED 2020

DEWEY'S PIZZA

REGENCY PARK

INTERSTATE 64

METRO EAST DERMATOLOGY & SKIN CANCER CENTER

BREAKING GROUND 2021

373 REGENCY PARK
PROPOSED 60,000 SF
CLASS-A PROFESSIONAL
OFFICE BUILDING

PRE-LEASING NOW

FUTURE RESTAURANT
DEVELOPMENT

SURROUNDING BUSINESSES

THE MARKET

THE **O'FALLON, ILLINOIS** MARKET HAS QUICKLY DEVELOPED INTO ONE OF THE PREMIER, HIGH-END TRADE AREAS IN THE SAINT LOUIS METRO AREA. HOME TO COUNTLESS NUMBERS OF LOCAL, REGIONAL, AND NATIONAL BUSINESSES, THIS COMMUNITY HAS EMBRACED THE GROWTH AND IS PRIME FOR MORE DEVELOPMENT, NEW BUSINESSES, AND CONTINUED **PROGRESS**.

ONLY 14 MILES FROM DOWNTOWN SAINT LOUIS AND 4 MILES FROM SCOTT AIR FORCE BASE, O'FALLON IS WELL POSITIONED TO CONTINUE TO BE THE **GROWTH LEADER** IN THE METRO EAST MARKET.

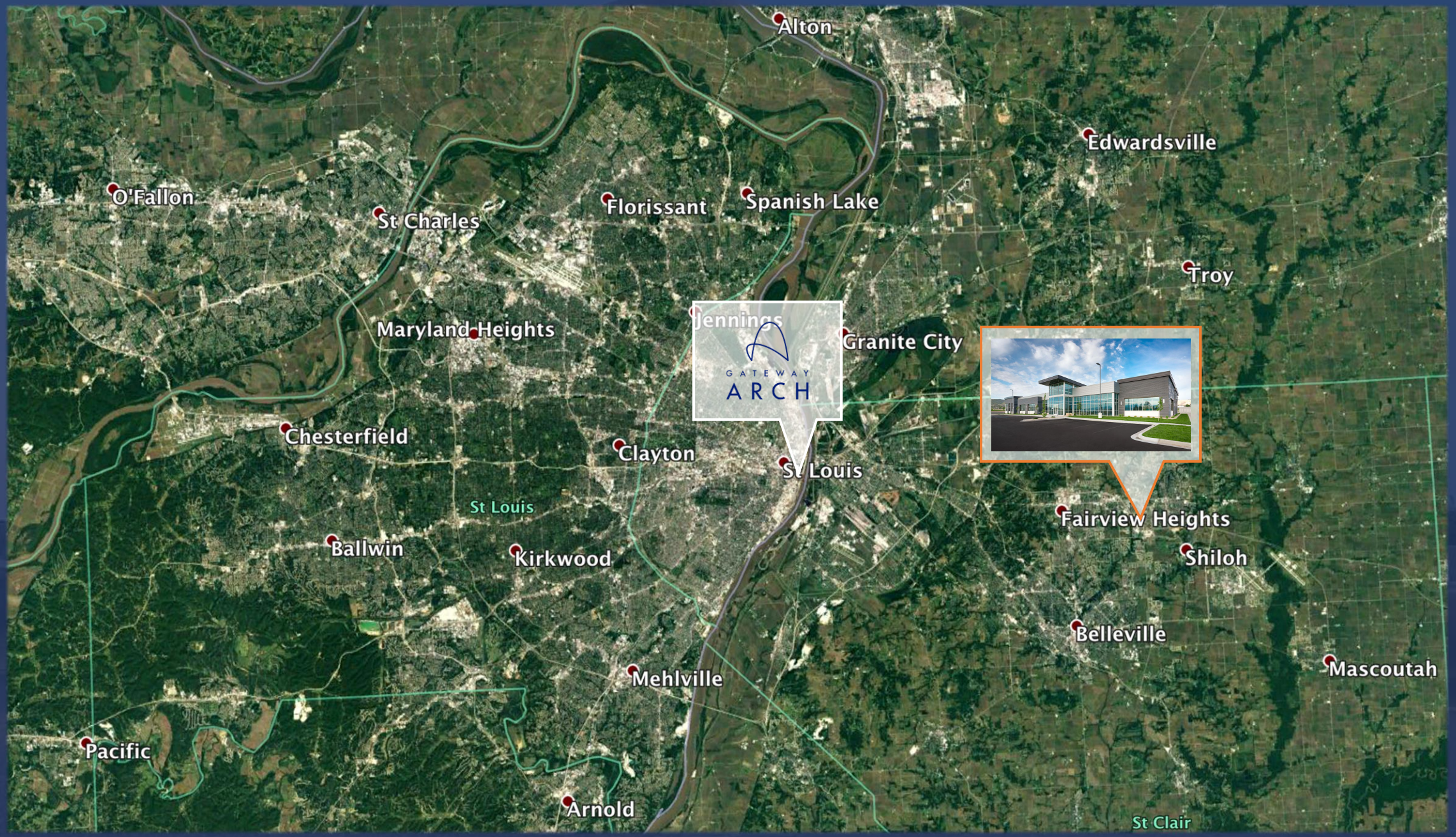
IN THE PAST FEW YEARS, **TWO NEW HOSPITALS, TWO NEW TOP-TIER CANCER TREATMENT CENTERS, THREE NEW HOTELS, AND NUMEROUS RESTAURANTS AND OTHER BUSINESSES** HAVE OPENED AT THE I-64/GREEN MOUNT ROAD INTERCHANGE ALONE. THIS GROWTH HAS BEEN UNRIVALED AND CONTINUES TO THIS DAY WITH MUTLIPLE NEW OFFICE, RETAIL, HOTEL, APARTMENT, AND RESTAURANT DEVELOPMENTS AT VARIOUS STAGES IN THE DEVELOPMENT PIPELINE.

AS THE AREA CONINUES TO THRIVE, THERE IS A NEED FOR NEW HIGH-QUALITY MEDICAL OFFICE SPACE THAT WILL SERVE BEST-IN-CLASS TENANTS WHO ARE LOOKING FOR SOMETHING DIFFERENT. THESE TENANTS ARE LOOKING FOR A SPACE THAT WILL NOT ONLY WORK FOR THEIR PRACTICE TODAY, BUT ONE THAT WILL **SET THEIR BUSINESS APART FROM THEIR COMPETITION**.

341 REGENCY PARK CAN PROVIDE THAT SPACE.

NEW BRANDS IN O'FALLON

SAINT LOUIS METRO AREA



EXCLUSIVELY LEASED BY:

WP | WITTENAUER
PROPERTIES

DAVID WITTENAUER | PRESIDENT
DESIGNATED MANAGING BROKER
DAVID@WITTENAUERPROPERTIES.COM
618.622.2349 618.719.1197

DEVELOPED, MANAGED, AND OWNED BY:

COMMERCIAL
PROPERTY INVESTORS
Where growth is in the air!

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.