

PARK PLAZA OFFICE SUITE

1337 Park Plaza, O'Fallon, Illinois 62269



1,766 RSF OFFICE SUITE FOR LEASE

PROPERTY OVERVIEW

TRAFFIC COUNTS

- Suite 2 - 1,536 Usable SF, 1,766 Rentable SF
- Professionally managed building
- Close proximity to retail, restaurants, and both new hospitals (St. Elizabeth and Memorial Hospital East)
- Suite was a former insurance office with 5 offices, storage, waiting room, breakroom
- Executive Office easily converted into a conference room
- Adequate Parking

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: \$16.50/SF, MG



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Reception Area



Conference Room or
Executive Office



Breakroom



Offices

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