

O'Fallon IL Medical - Office Space

100-102 Springfield Court, O'Fallon IL 62269



8,600 SF Available \$20.00 PSF (Gross)

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

David Wittenauer | President
Designated Managing Broker

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
Office: 618.632.5850 | Fax: 618.632.3270
Email: info@wittenauerproperties.com
www.wittenauerproperties.com

O'Fallon IL Medical - Office Space

100-102 Springfield Court, O'Fallon IL 62269

PROPERTY OVERVIEW:

- Strong Medical Corridor Location: Close proximity to HSHS and St. Elizabeth's Hospital, providing excellent access to a dense healthcare-driven trade area.
- Total Leased Area: ~8,600 SF
 - Main Level: ~5,730 SF
 - Lower Level: ~2,865 SF
- 10 Exam Rooms, 1 X-Ray Room, 5 Administrative Offices, and Reception/Waiting Room
- New roof installed 2021
- Year Built 1995
- 45 Parking Spaces
- Interior Wheelchair Ramp

O'Fallon IL Medical - Office Space

100-102 Springfield Court, O'Fallon IL 62269



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

David Wittenauer | President
Designated Managing Broker

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269

Office: 618.632.5850 | Fax: 618.632.3270

Email: info@wittenauerproperties.com

www.wittenauerproperties.com

O'Fallon IL Medical - Office Space

100-102 Springfield Court, O'Fallon IL 62269



WP | **WITTENAUER**
PROPERTIES®

David Wittenuer | President
Designated Managing Broker

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
Office: 618.632.5850 | Fax: 618.632.3270
Email: info@wittenauerproperties.com
www.wittenauerproperties.com

O'Fallon IL Medical - Office Space

100-102 Springfield Court, O'Fallon IL 62269



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

David Wittenauer | President
Designated Managing Broker

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269

Office: 618.632.5850 | Fax: 618.632.3270

Email: info@wittenauerproperties.com

www.wittenauerproperties.com