

# For Lease

Heartland Commercial Real Estate

1941 Frank Scott Pky

O'Fallon, IL 62229



## PROPERTY FEATURES

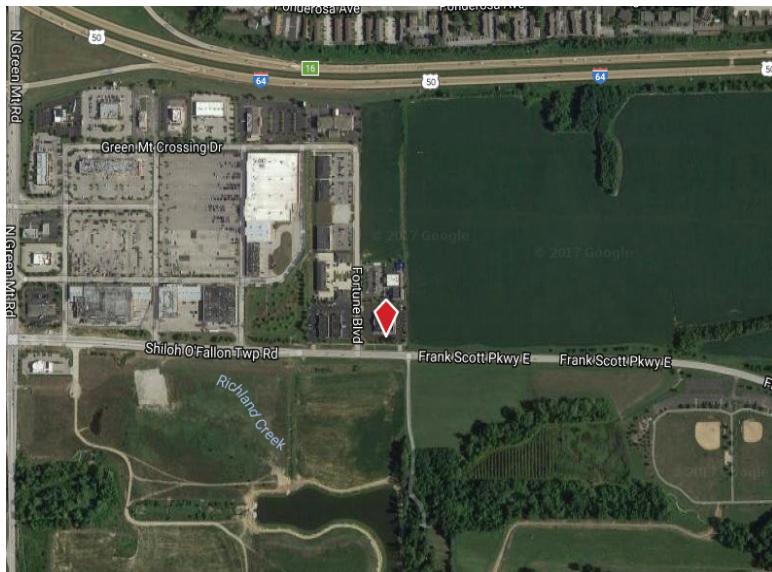
### 1st Floor Ste Suite C

Rental Rate	\$17.00 /SF/Yr	Lease Term	5 - 7 Years
Service Type	Triple Net	Date Available	Immediate
Space Available	3,351 SF	Space Use	Office
Space Type	Relet		

Approximately 2,900 sqft of usable space for Office/Retail/Medical. Rent-able is 3,351 sqft. CAM charges budgeted at \$5.00 psf

Rental Rate	\$17.00 /SF/Yr	Year Built	2009
Property Type	Office	Cross Streets	Fortune Blvd
Building Class	B	Walk Score ®	38 (Car-Dependent)
Rentable Building Area	13,500 SF	Transit Score ®	26 (Some Transit)

[Find out more...](#)



## FOR MORE INFORMATION

**Terry E. Heimann**

Principal / Managing Broker

Terry.Heimann@hl-commercial.com

## Heartland Commercial Real Estate

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Columbia, IL 62236

**618-281-1000**

[www.hl-commercial.com](http://www.hl-commercial.com)



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

Total Space Available:	3,351 SF
Rental Rate:	\$17 /SF/Year
Min. Divisible:	900 SF
Property Type:	Office
Property Sub-type:	Executive Suite
Additional Sub-types:	Institutional/Governmental, Medical Office, Office-R&D
Building Size:	13,000 SF
Building Class:	B
Year Built:	2009
Lot Size:	2 AC





Front elevation

## 1941 Frank Scott Parkway East

\$17 /SF/Year

Executive style office suite. 10' doors, large executive offices, over-sized conference room. Excellent space for medical professionals, accountants, attorneys, insurance agents or investment brokers. Ample parking, easy access, ADA compliant.

- 3,351 SqFt of Medical/Office/Retail space
- High end interior finish w/ 10' doors and large executive offices
- Monument signage on Frank Scott Parkway
- Easy access to Green Mount Rd and Interstate 64
- Located between the two new hospitals (Memorial East & St E.)
- Near Scott Air Force Base



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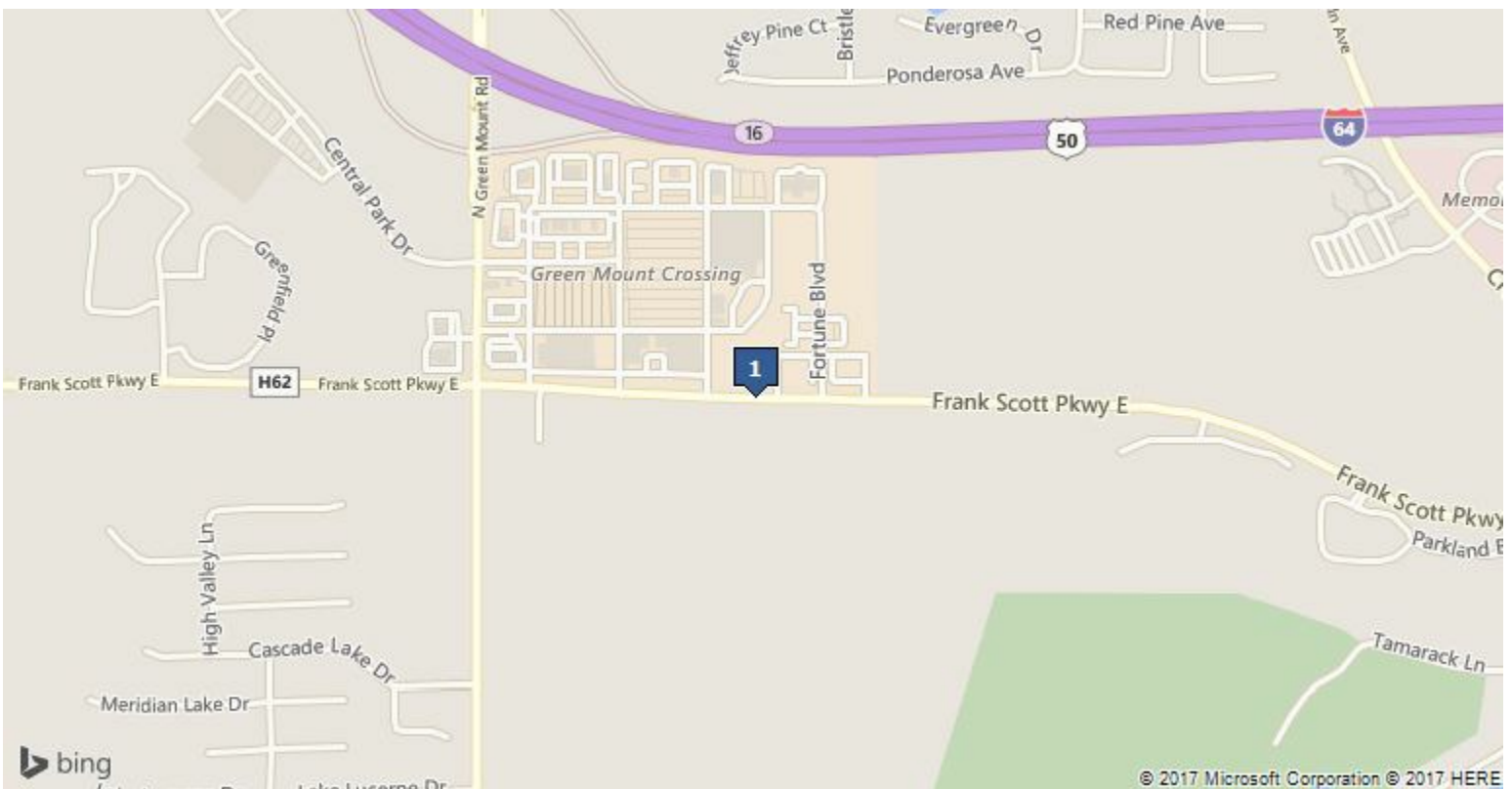


## Suite C

Space Available	3,351 SF
Rental Rate	\$17 /SF/Year
Space / Lot Type	Executive Suite
Additional Space / Lot Types	Medical Office, Institutional/Governmental
Min. Divisible	900 SF
Lease Type	NNN
Date Available	Aug 2017
Lease Term	60 Months
No. Parking Spaces	20

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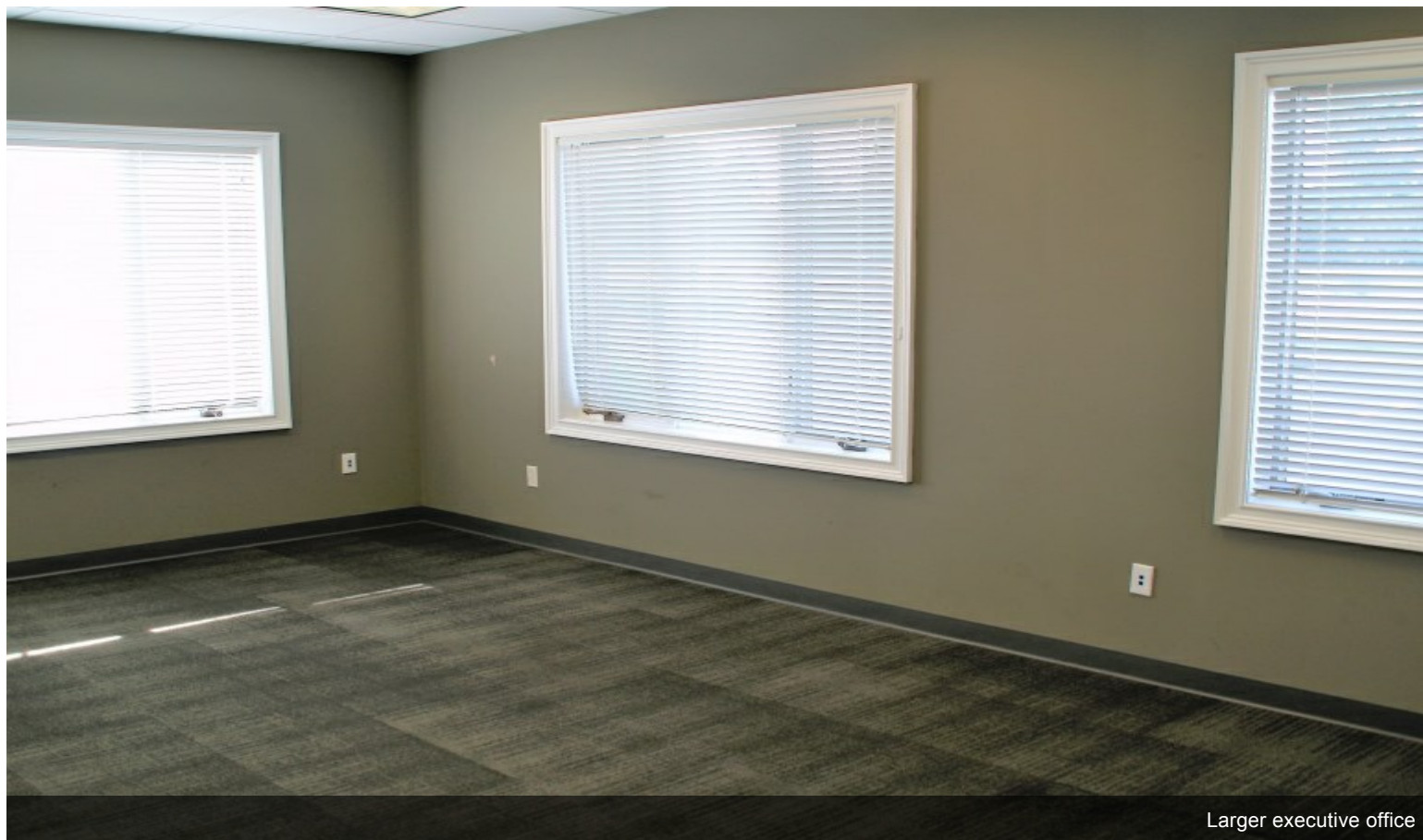
## 1941 Frank Scott Parkway East, Shiloh, IL 62269

Located 1/4 mile from Dierberg's Shopping Center. Directly on Frank Scott Parkway in Shiloh, IL. For Government contractors, the suite is only 5 minutes from Scott Air Force Base.

# Property Photos



Kitchen



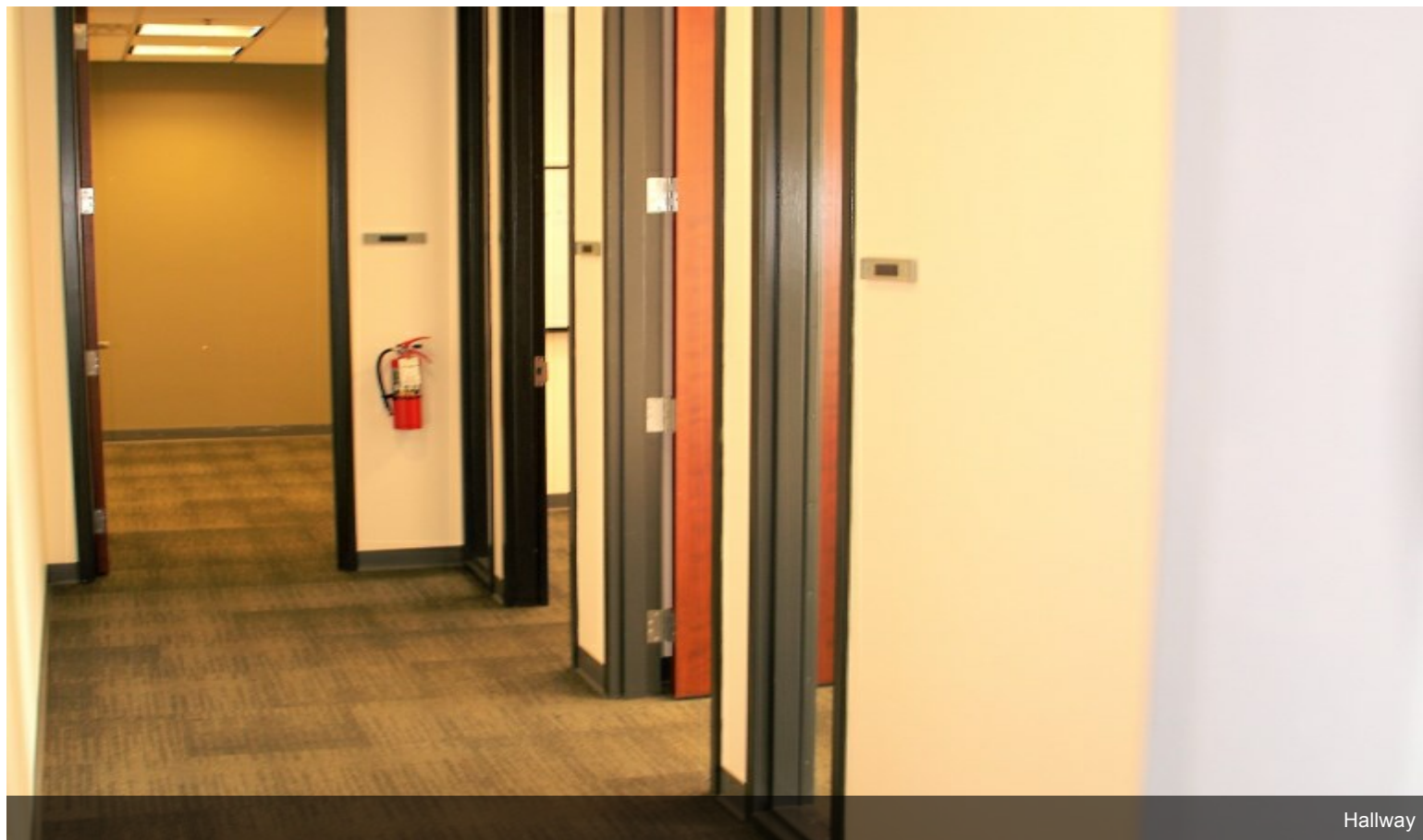
Larger executive office



# Property Photos



Office



Hallway

## Property Photos



Smaller office

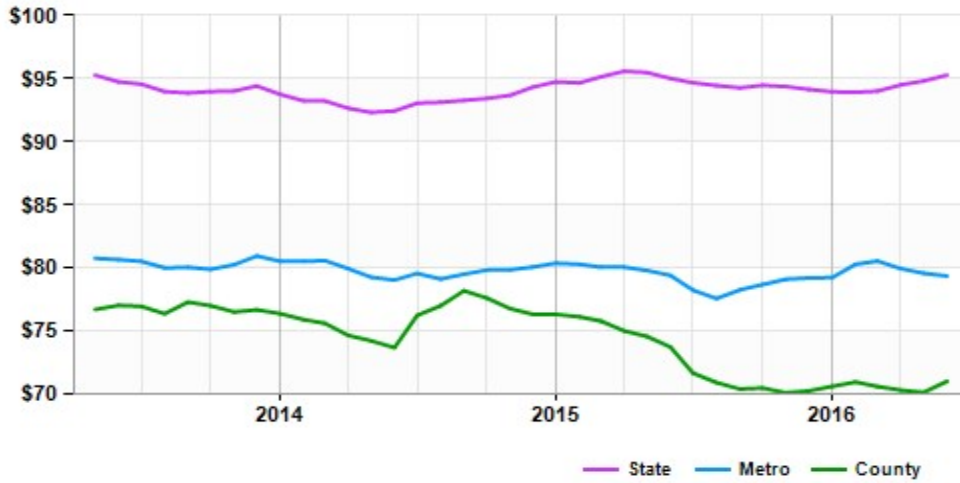


Conference Room



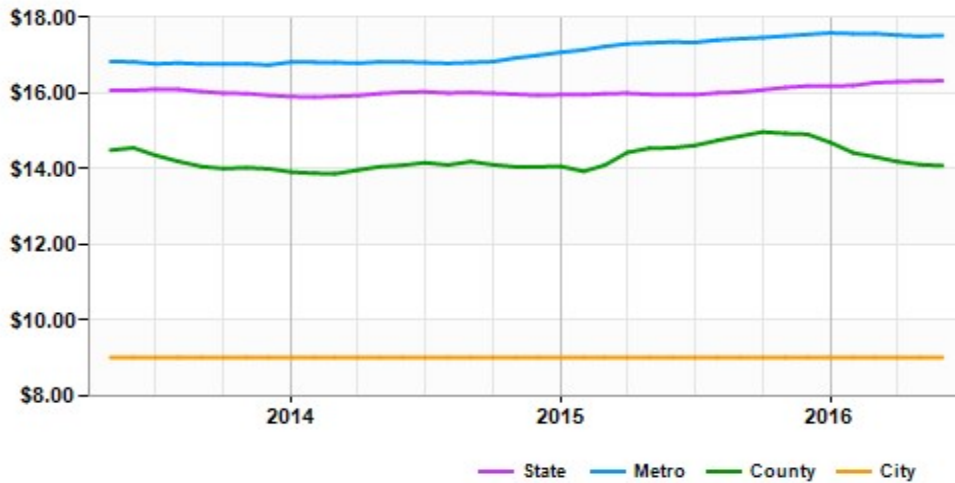
# Market Trends

Asking Prices Office for Sale Shiloh, IL (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$95	+1.4%	+0.3%
Metro	\$79	-1.5%	-0.1%
County	\$71	+0.6%	-3.7%

Asking Rent Office for Lease Shiloh, IL (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$16.32	+0.3%	+2.3%
Metro	\$17.52	-0.3%	+1.0%
County	\$14.08	-1.6%	-3.2%
City	\$9.02	0.0%	0.0%