

# FOR SALE / LEASE Office / Retail Development Site

0 North Green Mount Road, O'Fallon IL 62269

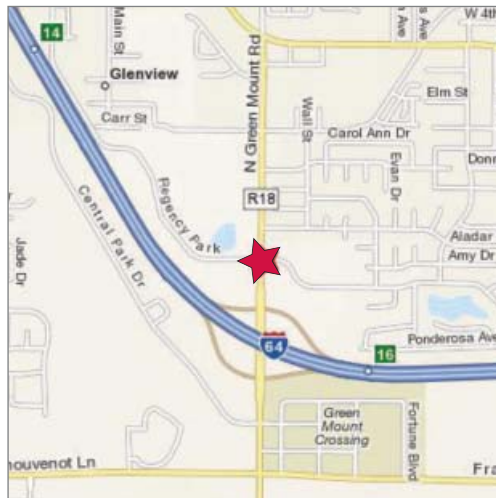


## Building Highlights

- 1,000 - 7,752 SF retail / office space available
- Three buildings totaling 23,000 SF
- Walking distance from hotels, banks, convention center and offices

## Lease Rate

\$19.00 psf, NNN - main level  
\$15.50 psf, NNN - lower level



## Land Highlights

- 0.66 - 2 acres available
- Excellent retail / office development site
- Unrestricted access from N. Green Mount Rd & Regency Park
- Adjacent to the new Convention Center, Hilton and a proposed Hampton Inn

## Sale Price

\$11.75 psf

# NAIDESCO

Commercial Real Estate Services, Worldwide.

## Contact

David Wittenauer, CCIM (Owner/Broker)  
618 632 3060  
dwittenauer@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources 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.

Illinois Office: 1177 N. Green Mount Rd Ste 201  
O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270  
Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com

# SITE PLAN

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# AERIAL VIEW

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