

Midwest BankCentre Building

O'Fallon, Missouri



1,200 - 2,678 SF

WINGHAVEN®



Midwest BankCentre Bldg

2299 Technology Drive
O'Fallon, Missouri 63368

DEVELOPED AND MANAGED BY:

McEAGLE

For information, contact:

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McEagle Properties, LLC

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O'Fallon, Missouri 63368
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Co-Listed with

COLLIERS TURLEY MARTIN TUCKER
7701 FORSYTH BOULEVARD, SUITE 500
SAINT LOUIS, MISSOURI 63105
(314) 746-0316 TEL (314) 862-1648 FAX
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TURLEY
MARTIN
TUCKER

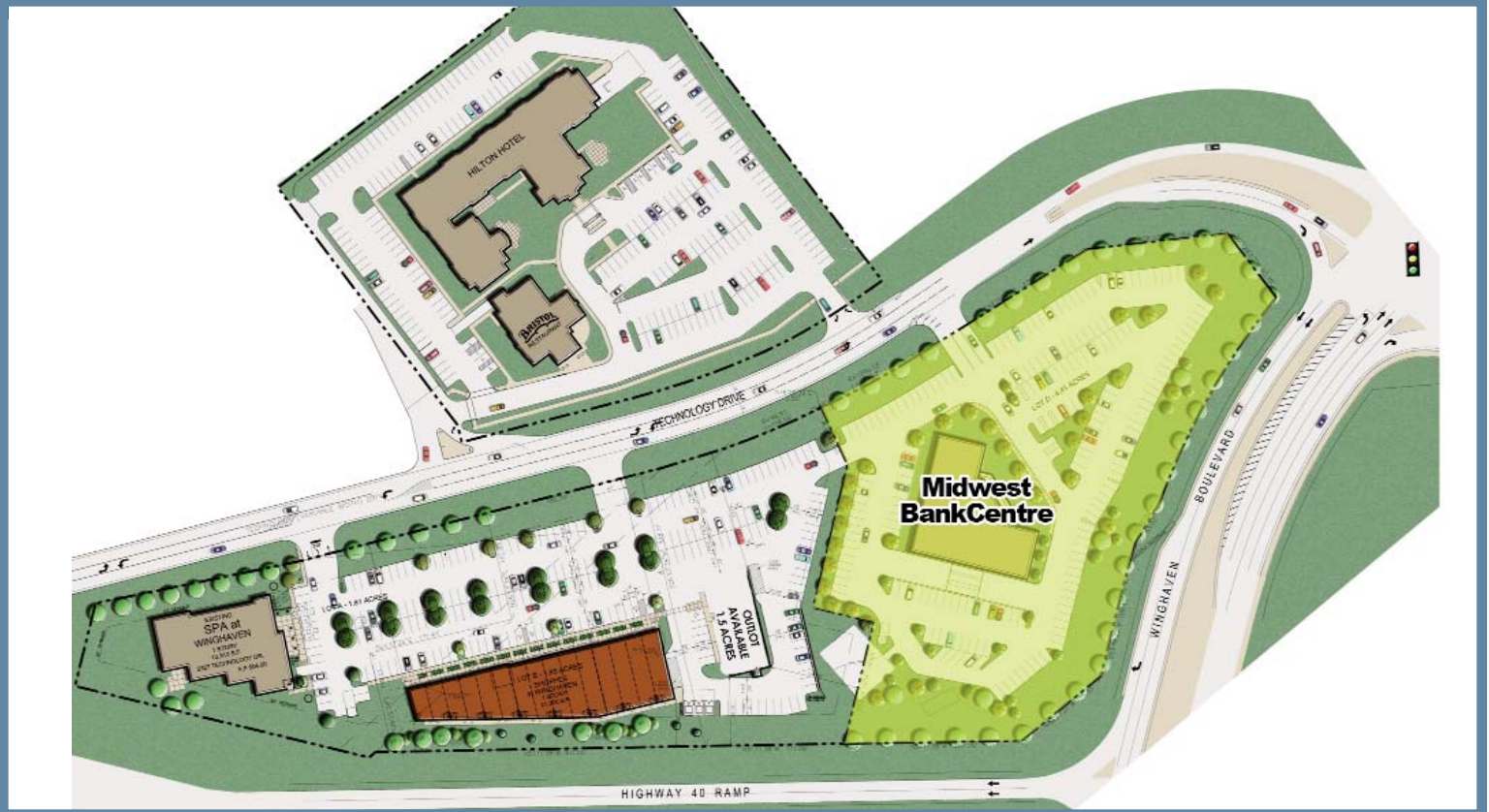
The Midwest BankCentre Building, located at the intersection of Highway 40/61 and WingHaven® Boulevard, is a three-story bank and office building.

Midwest BankCentre occupies a portion of the first floor and provides "state of the art" corporate and personal banking, while Webster University's new St. Charles County classroom facility is conveniently located on the the third floor. The building is adjacent to a full-service Hilton® Garden Inn Hotel and dining services.

The building is highly visible and offers excellent access to the highway. A large building conference room is available to Tenants free of charge.

FACT SHEET:

- ◆ 1,200 to 2,678 Rentable Square Feet Available
- ◆ Rental Rate \$22.00 per Square Foot
- ◆ \$25.00 Tenant Finish Allowance
- ◆ 4.5 / 1,000 Parking Ratio
- ◆ Monument Signage Available
- ◆ Large Building Conference Room
- ◆ Available Immediately

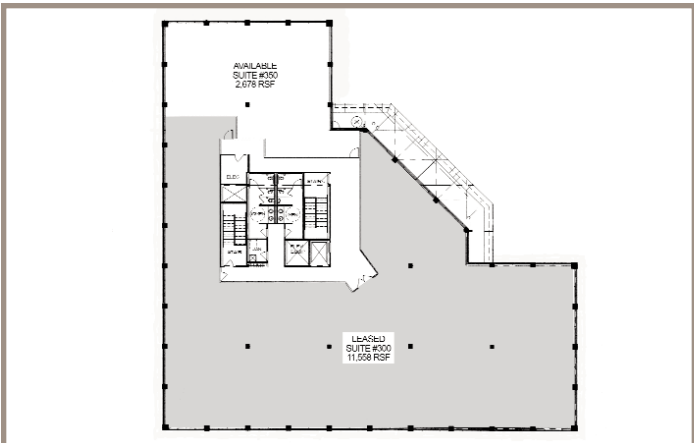


SECOND FLOOR PLAN

LOCATOR MAP



THIRD FLOOR PLAN



This notification is for informational purposes only and does not constitute an offer to lease. Owner reserves the right not to proceed with the development of the property on which the building will be located or the construction of the building for any reason, and further reserves the right to change any of the foregoing terms and information at any time. All plans and exhibits incorporated herein are conceptual only and are not for construction or to be relied upon for any purpose.