

FOR SALE / LEASE

Office / Showroom / Flex Space

11550 Page Service Dr, Maryland Heights MO 63146

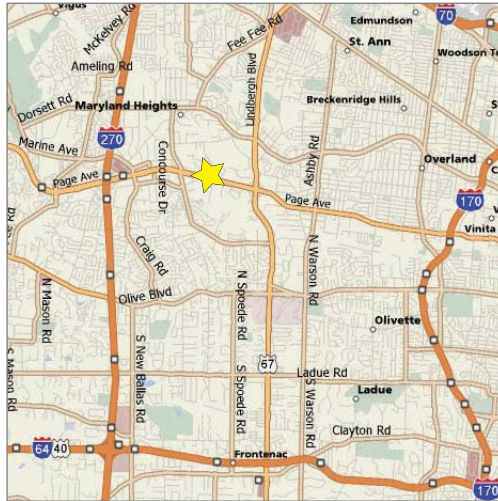


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	3,774	82,473	167,080
Households	2,093	37,014	73,549
Avg HH Inc.	\$51,923	64,922	75,234

Traffic Counts

- 77,975 AADT on Page



Building Highlights

- Generous glass lines
- Attractive 16' open ceilings
- 4.43:1,000 parking ratio
- Dock & drive-in loading
- Highly visible on Page Ave
- Exterior signage available
- Well located just east of I-270
- High finish common areas
- Fully sprinklered

Lease Highlights

Suite 200

- 3,000 - 6,500 SF office / show-room space
 - 100% finish in whitebox condition
- Suite 300
- 7,584 SF retail / flex space
 - 100% finish in whitebox condition
 - Separate retail entrance with Page Ave exposure
 - 12'x14' roll-up door

Lease Rate

\$9.50 psf, NNN

Sale Highlights

- 21,650 SF building on 1.84 acres
- 35% leased to long term tenant
- Built in 1990 with major renovations in 2007

Sale Price

\$2,579,000

Contact



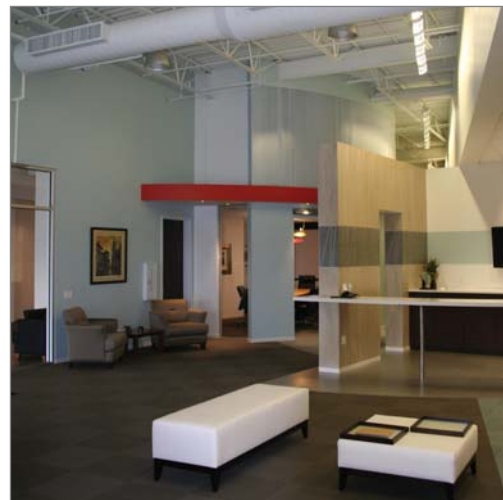
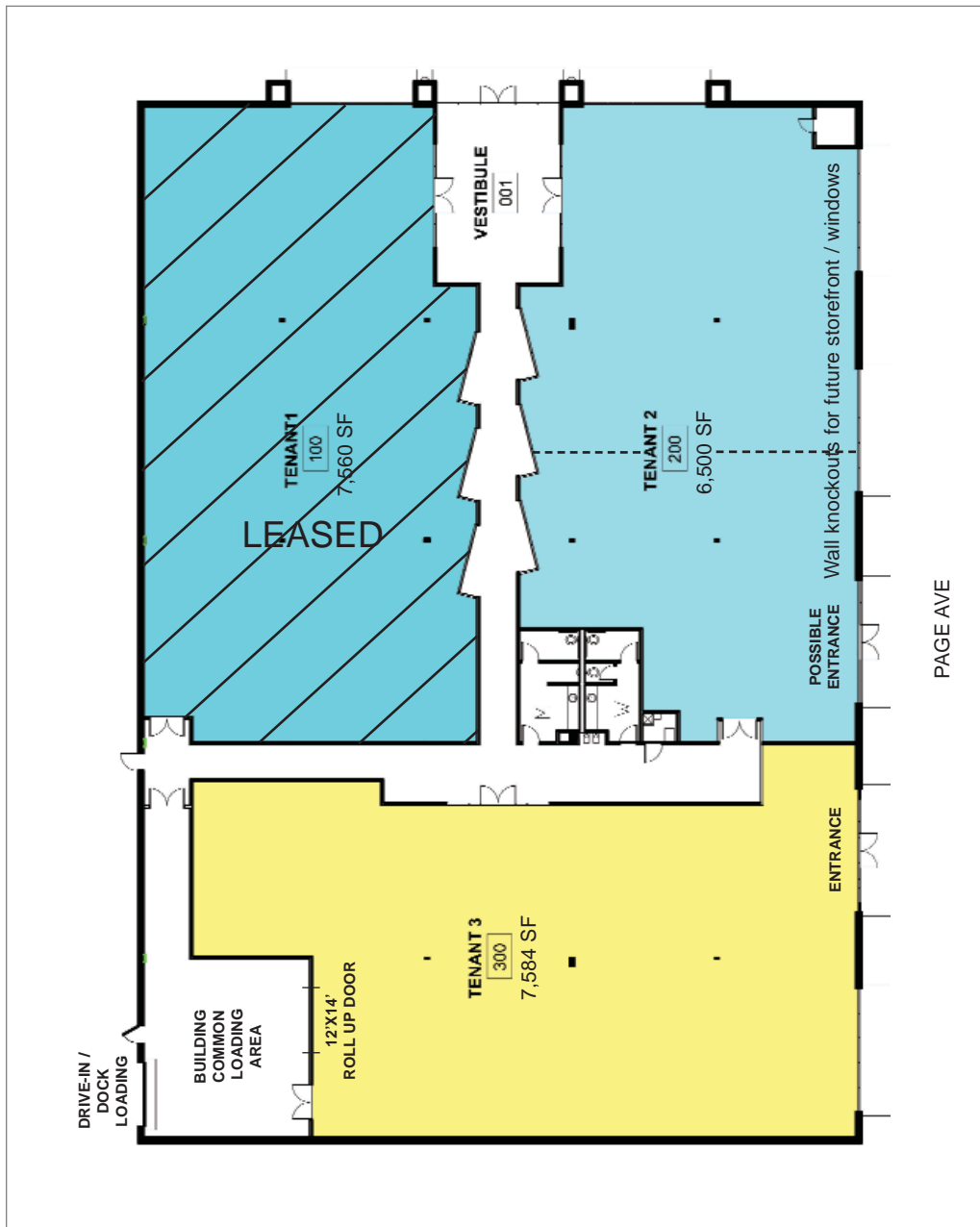
Commercial Real Estate Services, Worldwide.

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FLOOR PLAN & INTERIOR PHOTOS

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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.

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