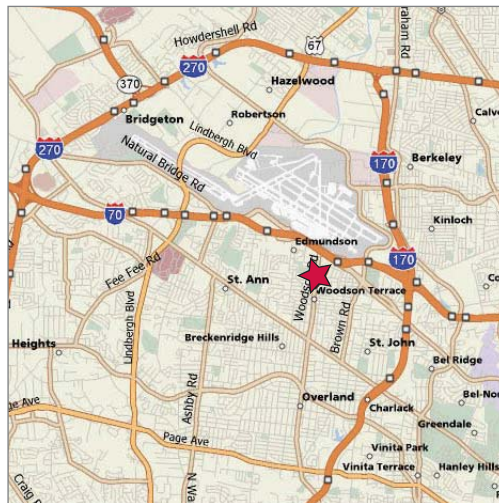
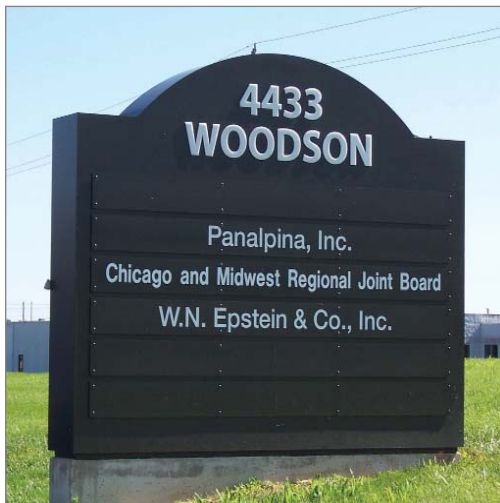


# FOR SALE / LEASE Office Space Available

4433 Woodson Rd, Woodson Terrace MO 63134



## Property Highlights

- 4,679 - 9,633 RSF available
- Entire 2nd floor for lease
- 20,000 SF building was built in 1981 on 1.3 acres
- Common area updated (2009), new parking lot (2009), new roof (2006) & new elevator (2005)
- 5:1,000 parking ratio
- Monument & building signage available
- Close proximity to Lambert Int'l Airport & I-70

## Sale Price / Lease Rate

\$1,395,000 / \$13.50 psf, FS



Commercial Real Estate Services, Worldwide.

## Contact

John J. Sheahan, Jr., SIOR  
314 994 4176 Direct  
314 402 1031 Mobile  
jsheahan@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.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 Fax 314 994 4088  
www.naidesco.com

# 2<sup>nd</sup> FLOOR PLAN - UP TO 9,633 SF

4433 Woodson Rd, Woodson Terrace MO 63134



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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