

FOR SALE

2070 Little Hills Expy, St. Charles, MO 63301



PROPERTY SUMMARY

OFFICE BUILDING

- 41,125 sf Office Building
- 1 Drive In Door
- Property Includes; generator, UPS back-up and IT Rooms
- Building 100% renovated in 2020
- 4 Online UPS XTREME power conversion P91, 5KW, 6KW, and 10kW
- 269 Parking spaces on 4.754 Acres
- Excellent signage opportunity along Hwy 370
- **SALE PRICE: \$5,346,250.00**



 Listing Agent **Scott Shockley**

 Cell **314-280-3876**

 shockley@shockleycommercial.com

 Listing Agent **Trevor Shockley**

 Cell **314-280-5037**

 trevor@shockleycommercial.com

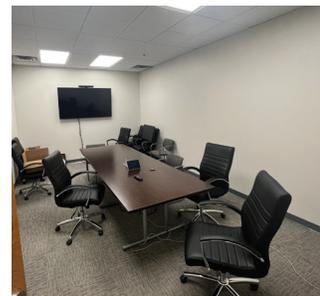


501 First Capital Dr. Suite 5,
St. Charles MO 63301

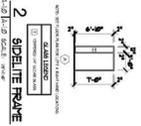
 Office **636-946-9753**

 www.shockleycommercial.com

ADDITIONAL PHOTOS



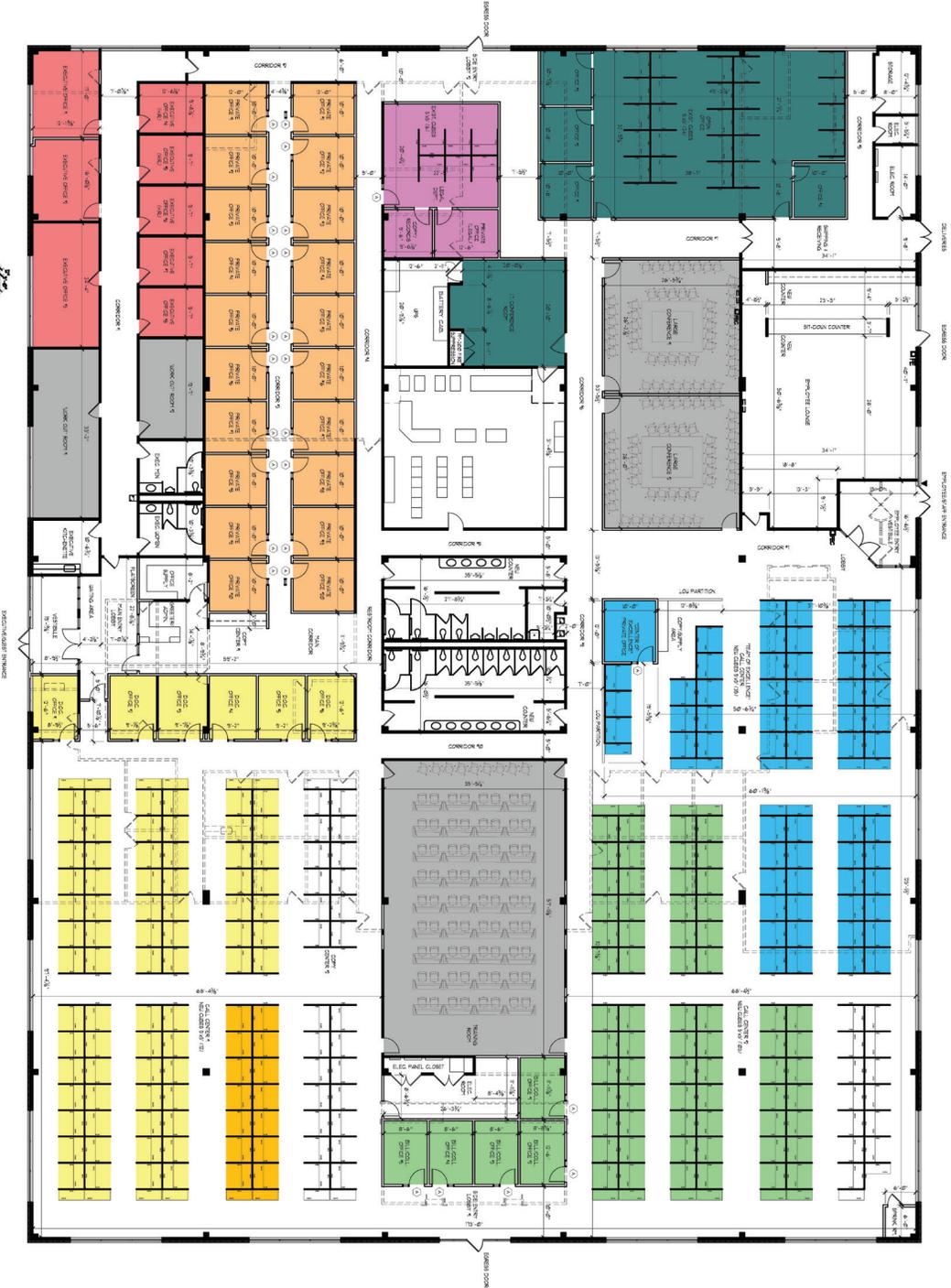
FLOOR PLAN



1 FLOOR PLAN - CONCEPT A-2
A1/2" L.A.D. SCALE 38'-0"



- SYMBOL & LEGEND**
- EXISTING PARTITION TO REMAIN
 - - - - - EXISTING PARTITION TO BE REMOVED
 - EXISTING PARTITION
 - EXISTING SCENE TO REMAIN
 - EXISTING SCENE TO BE REMOVED
 - NEW SCENE



Project Name	CONCEPT FLOOR PLAN
Client	NUMOTION
Address	20 CORPORATE HILLS DRIVE ST. CHARLES, MISSOURI 63391
Property	SHOCKLEY COMMERCIAL PROPERTIES 505 ERST CAPITOL DRIVE ST. CHARLES, MISSOURI 63391
Revision	02/20/20
Scale	A-1/0
Drawn By	TEL
Checked By	SEB
Approved By	NS

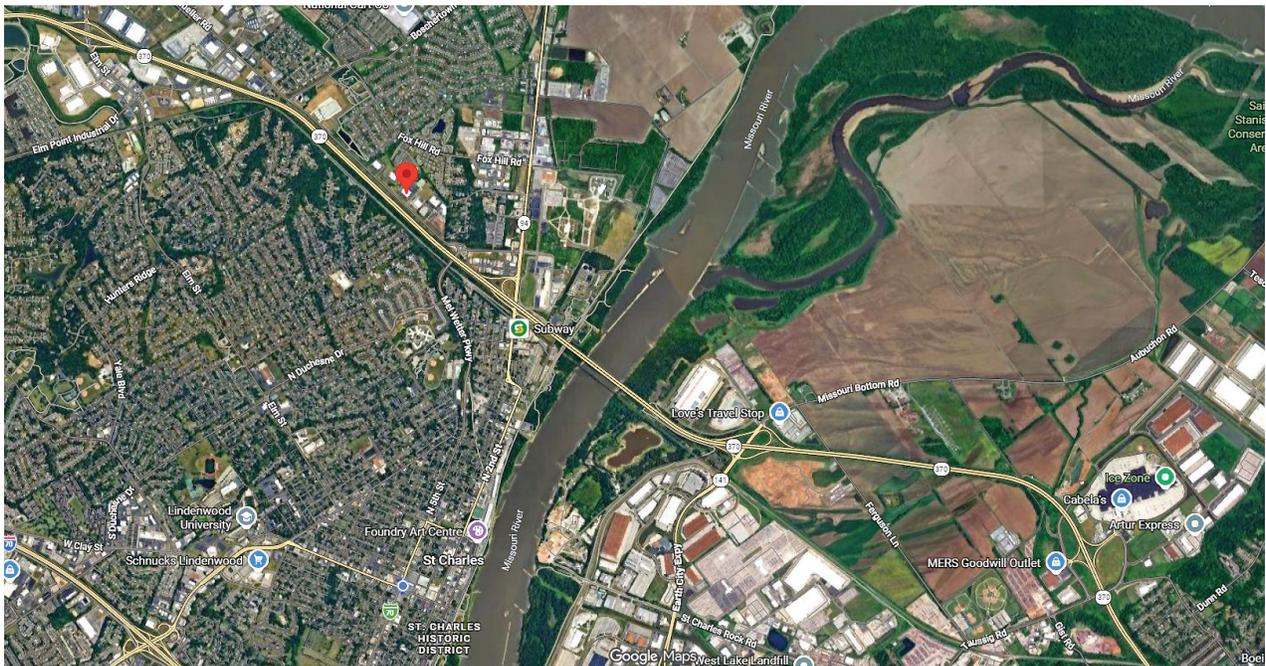
NUMOTION
20 CORPORATE HILLS DRIVE
ST. CHARLES, MISSOURI 63391

SHOCKLEY COMMERCIAL PROPERTIES
505 ERST CAPITOL DRIVE
ST. CHARLES, MISSOURI 63391

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PROPERTY LOCATION



370 Corporate Center is located in the most desirable area of St. Charles, fronting along Little Hills Expressway and exposed along Hwy 370, just West of Hwy 94 North. This beautiful office building is a gem sitting in the middle of corporate and commercial growth and just minutes from St. Louis Lambert International Airport.