

FOR SALE

3060 Little Hills Expwy, St. Charles, MO, 63301




PROPERTY SUMMARY

OFFICE BUILDING

- 33,973 rsf, One Story Class A Office Building.
- 2.86 Acres
- **(SCIF) Room - Rating ICD 704**
- Parking for 5.5 cars per 1,000 sf.
- Excellent Highway Exposure
- Class A Build Out
- Building in Excellent Condition
- Immediate Occupancy Available
- External Signage Available
- Large Breakroom and Lounge
- **SALE PRICE:**
\$4,416,490 (\$130 psf)



 Listing Agent **Scott Shockley**
 Cell **314-280-3876**
 **shockley@shockleycommercial.com**

 Listing Agent **Trevor Shockley**
 Cell **314-280-5037**
 **trevor@shockleycommercial.com**



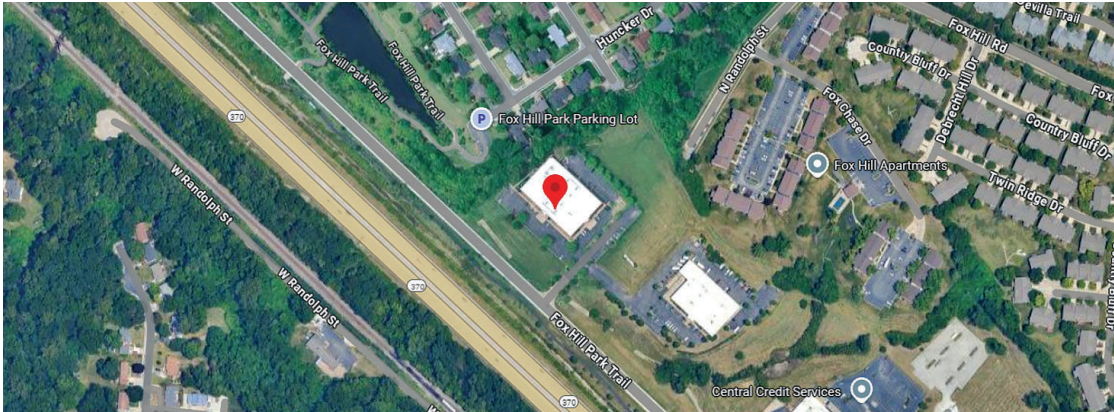
501 First Capital Dr. Suite 5,
St. Charles MO 63301

 Office **636-946-9753**
 **www.shockleycommercial.com**

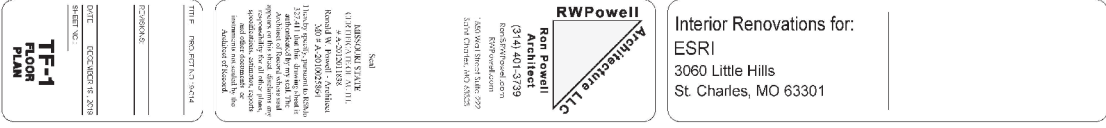
INTERIOR PHOTOS



LOCATION



Located in the most desirable area of St. Charles, off of Hwy 370, just west of Hwy N. 94. This beautiful office building is a gem sitting in the middle of corporate and commercial growth and just minutes from Lambert International Airport.



SITE PLAN

