

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

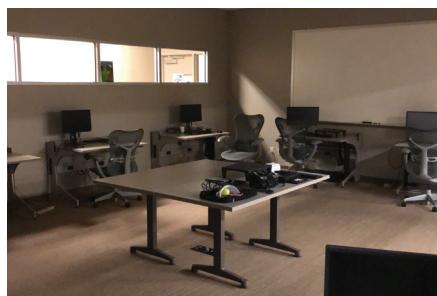
 trevor@shockleycommercial.com



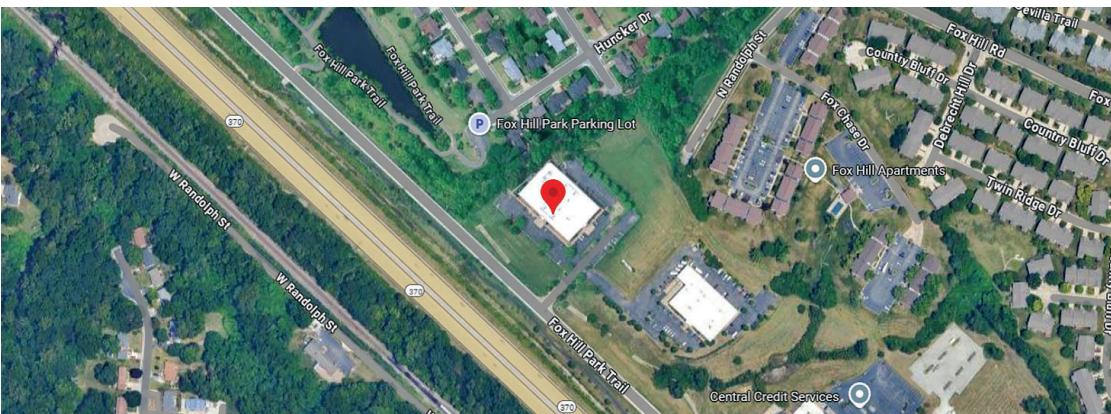
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St. Charles MO 63301

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INTERIOR PHOTOS

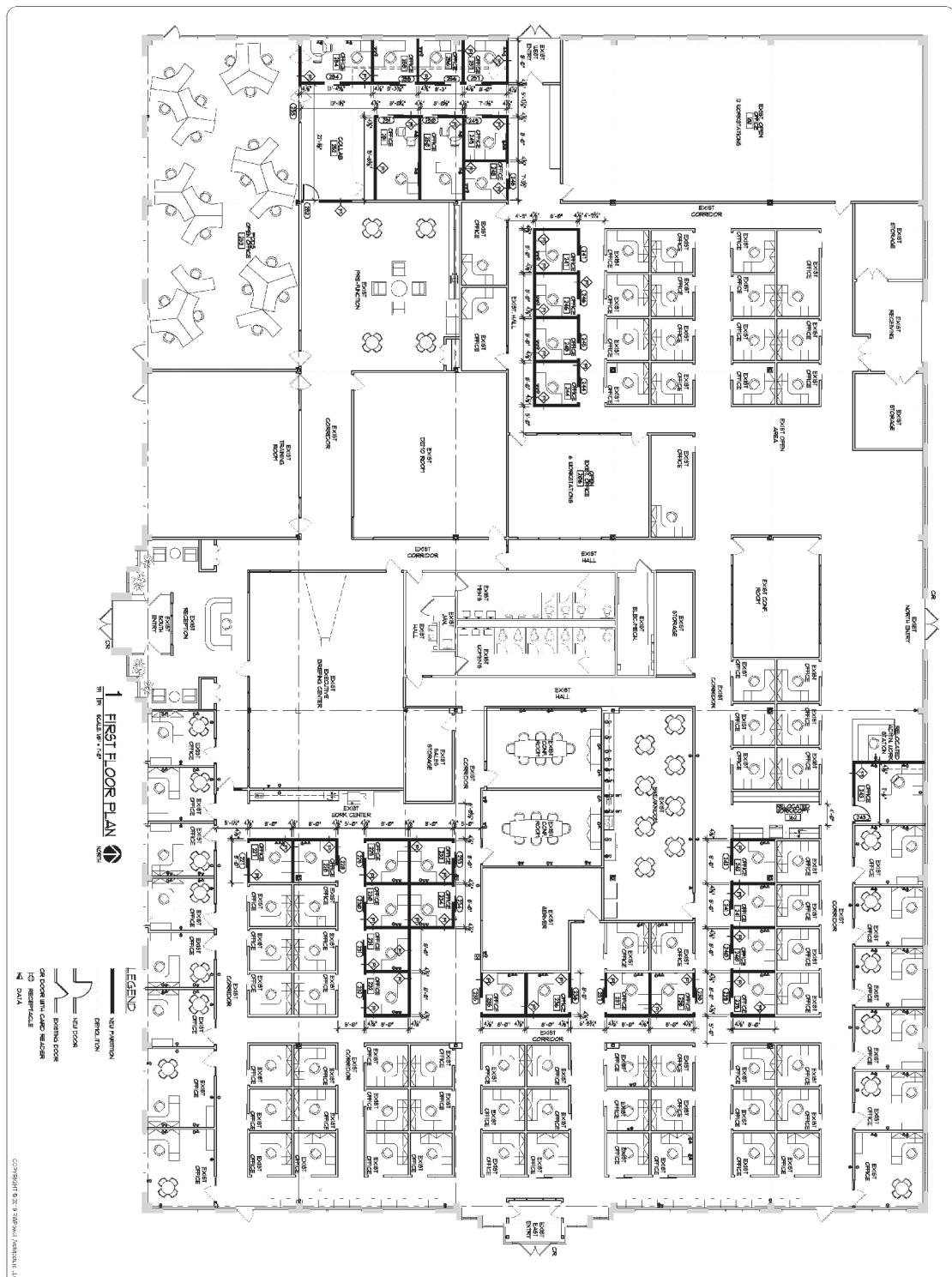


LOCATION



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.

FLOOR PLAN



Interior Renovations for:
ESRI
3060 Little Hills
St. Charles, MO 63301

SITE PLAN

