

# For sale

Stabilized investment opportunity in Westport

2043 Woodland Parkway, Maryland Heights, MO 63146







# Property highlights

## Property features

- Stabilized investment opportunity
- Multi-tenant design with ±21,000 SF floor plates
- Excellent physical condition including significant interior/exterior renovations in 2023
- Top-of-building and monument signage opportunities available
- Centrally located in desirable area with excellent highway access to I-270
- **Sale price: \$8,950,000**

**Availabilities** 1

**2nd floor** Suite 205  
±5,247 RSF

**63K**  
Total square feet

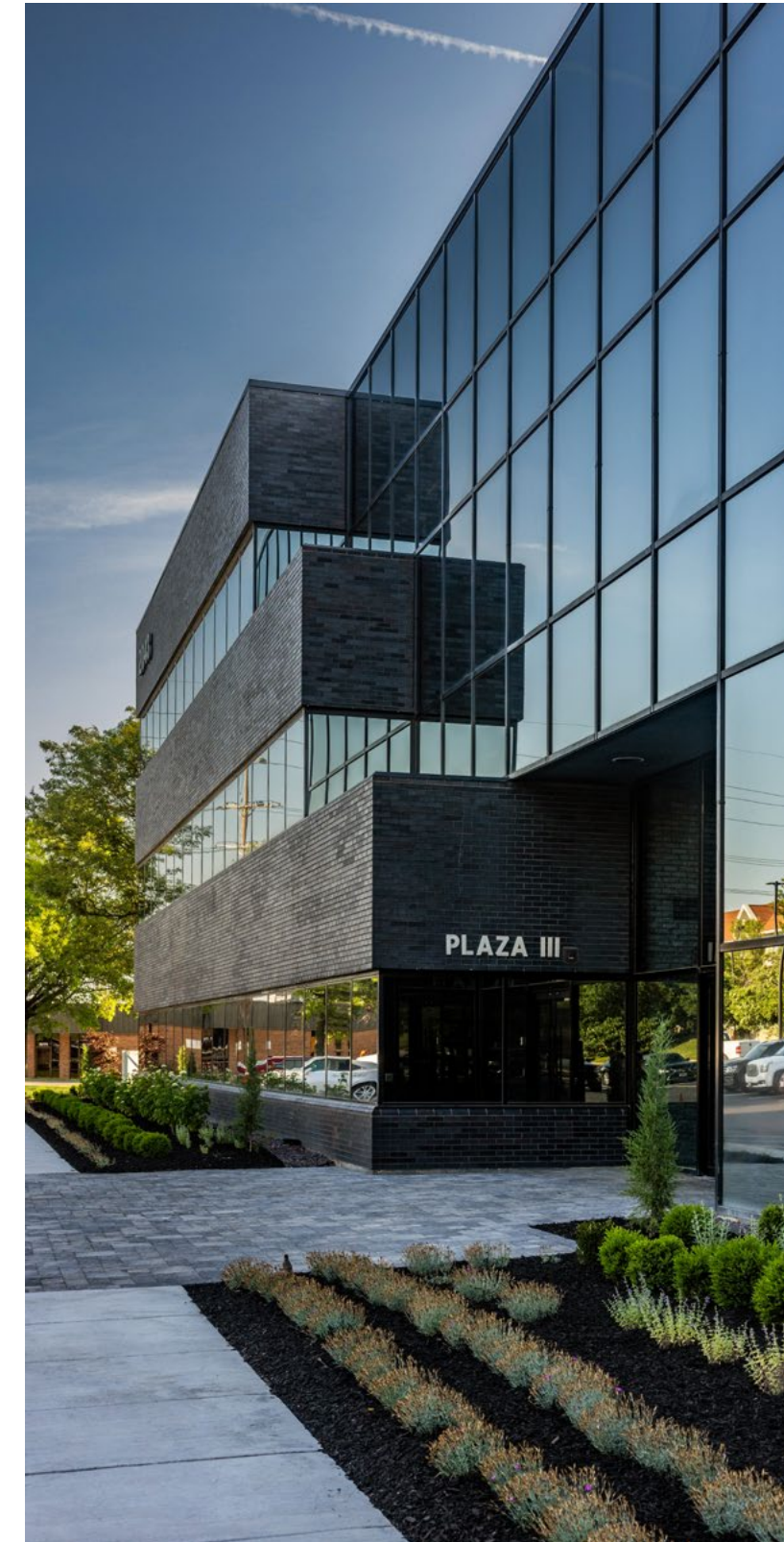
**5**  
Tenants

**\$5.7M**  
Renovation costs

**92%**  
Occupancy

**6.23**  
WALT years

**+8%**  
Cap rate



JLL is pleased to offer the fee simple interest in this newly renovated 3-story **approximately 63,000 SF Westport office building** located at 2043 Woodland Parkway, St. Louis, MO 63146.





# High-end finishes and upgrades

In 2023, ownership recently completed significant renovations to the 1st and 2nd floor common areas and tenant space.



\$5.7 million renovation



Office finishes



Updated HVAC



Customizable floorplates



On-site parking

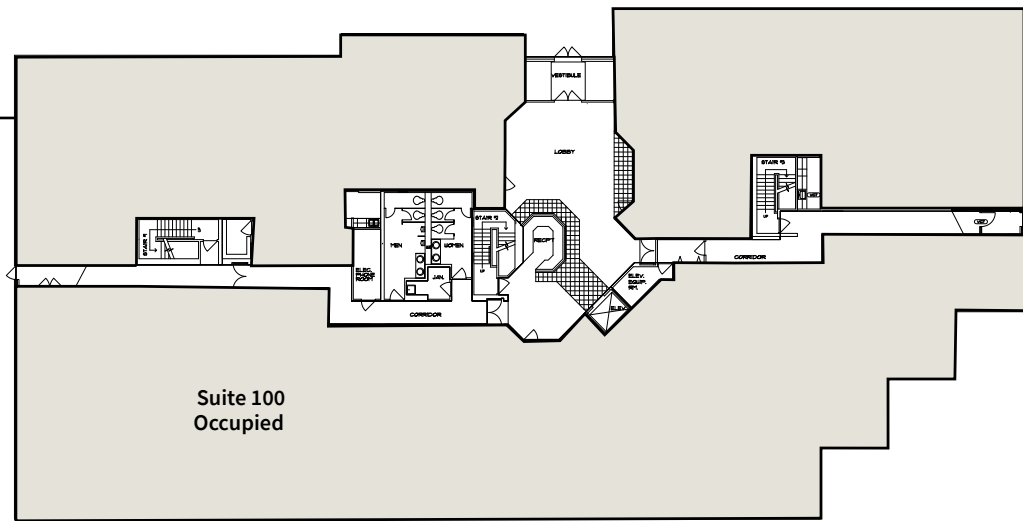


Signage opportunity

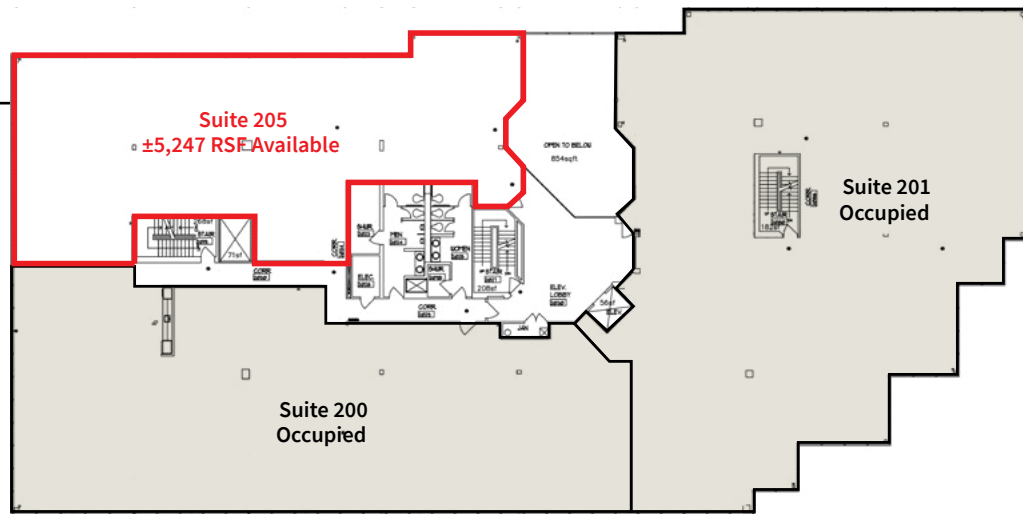
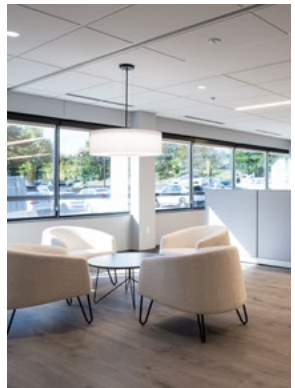


# Floor plans

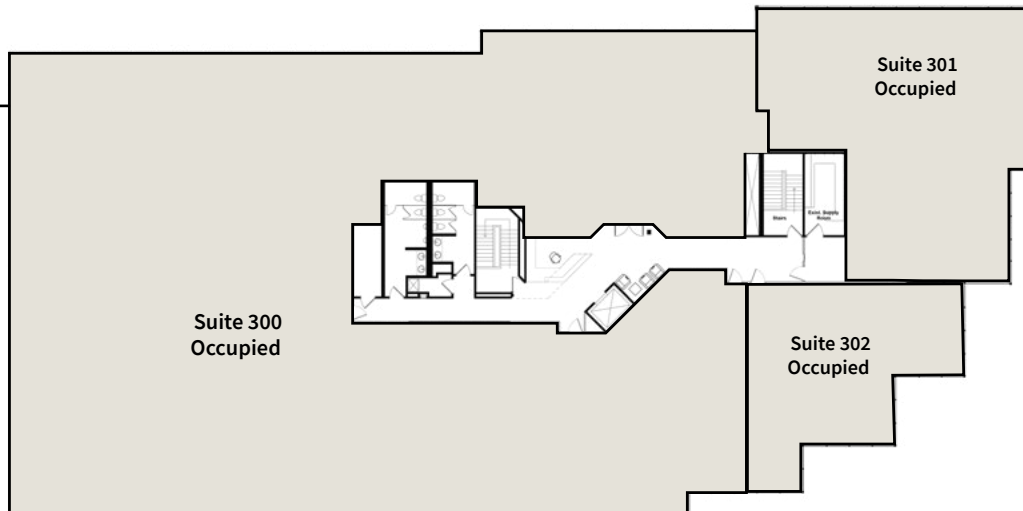
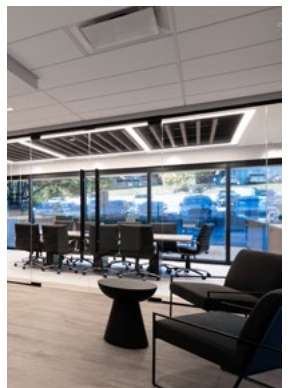
First floor



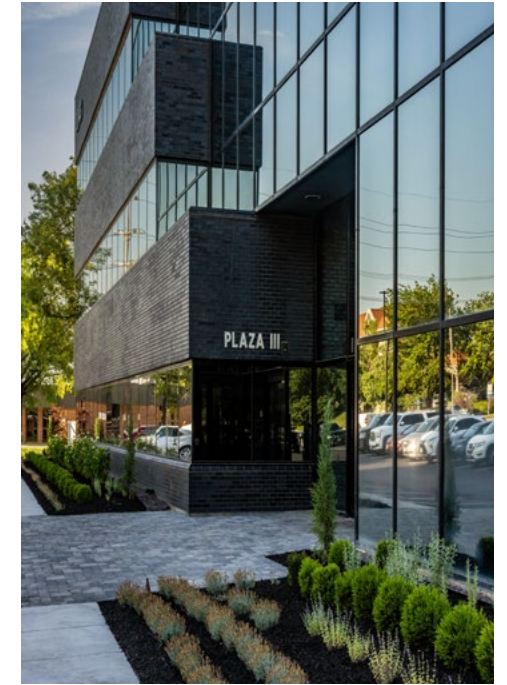
Second floor



Third floor



# Property overview



<b>Building Name</b>	Woodlands Plaza III
<b>Address</b>	2043 Woodland Parkway, St. Louis, MO 63146
<b>Locator ID</b>	15N420302
<b>Submarket</b>	I-270/Maryland Heights
<b>Property Type</b>	Office
<b>Lease Type</b>	Full Service
<b>Zoning</b>	M-1 Office, Service, Light Industrial
<b>Year Built</b>	1984, completely renovated 2023
<b>Lot Size (SF/acres)</b>	123,710 SF / 2.84 acres
<b>Building Size</b>	62,805 SF
<b>Building Stories</b>	3 floors
<b>Foundation</b>	Reinforced concrete slab-on-grade
<b>Construction</b>	Structural steel with concrete deck. Brick/Glass façade. (Façade improvement in 2023 to seal exterior)
<b>Roof</b>	Single ply EPDM rubber roof
<b>Stairwells</b>	3 interior access/egress stairwells
<b>Windows</b>	Viracon insulated glass in aluminum window system. (All windows were wet glazed in 2023)
<b>Lighting</b>	1st floor, all LED on occupancy controls. 2nd floor 90% LED. 3rd floor mixture of LED and T8/T12 fluorescent.
<b>Electrical</b>	1200 amp 277/480 volt three phase service. First floor completely rewired in 2023.
<b>Gas</b>	None
<b>Water</b>	6-inch fire main from Woodland Parkway
<b>Plumbing</b>	All copper domestic water lines. 2.5-inch from Woodland Parkway
<b>Sanitary</b>	Sanitary is PVC under grade and No-Hub Cast iron in plenums and walls
<b>Elevators</b>	One 2,500 pound capacity hydraulic passenger elevator (pump/controls and doors upgraded in 2023)
<b>Fire Supression</b>	Wet-pipe sprinkler system for the Building 3 large Carrier rooftops provide cooling and morning warmups (1 RTU per floor replaced in 2023)
<b>HVAC</b>	<ul style="list-style-type: none"> <li>• first floor upgraded to electric VAV and FTU units in 2023</li> <li>• second and third floor are pneumatic VAV with exterior baseboard heat</li> <li>• all 3 large rooftops, 1st floor VAV/FTU, and baseboard heat are on Carrier IVUE</li> </ul>
<b>Generator</b>	None
<b>Parking</b>	Asphalt pavement at grade. Lot freshly sealed and striped in 2024
<b>Loading</b>	None



# Capital improvements

**\$5.7 million** of total building improvements in the past 24 months.

## Exterior

- \$160K all new landscaping including mature tree placement and over 1,700 new plants, sod, new irrigation system with updated main line and additional heads, beautiful Italian stone paver entry
- Sealed entire exterior building envelope (tuckpointing and masonry waterproofing)
- Parking lot resealing and striping
- \$1.2M invested in three rooftop unit replacements integrated with building wide HVAC control software, VAV and FTU boxes that increase energy efficiency



## Building Lobby

- New glass atrium walls on the 1st and 2nd floor
- Replaced flooring - Large format Daltile floor tiles
- New Glass handrail at 2nd floor balcony
- Marlite wall panels
- Upgraded elevator cab, control system, and hydraulic pump
- New custom Chandelier and accent lighting
- New Lyra 2x2 ACT system
- Stone wall veneer on the vestibule
- Custom moss feature wall
- Digital directory board
- Enhanced security system



## 1st Floor

- Complete remodel of common area restrooms in 2023
- Total gut renovation of 1st floor tenant space ±21,000 SF
- All new plumbing, electrical, and zoned HVAC controls
- All new lighting including code compliant lighting controls
- Fully sprinkled and tied into the building Fire Alarm System
- 2x4 Lyra wPB high CRC tegular acoustical ceiling tile throughout
- Café style break area and kitchen
- Specialty Linear Baffle ceilings in meeting rooms and café
- New flooring through – Interface carpet tiles & LVT flooring in office traffic areas
- Custom cabinetry with Corian counter tops
- Custom glass wall private offices
- Upgraded ceiling tiles for sound absorption

## 2nd Floor

- White boxed only remaining vacancy in the Building (Suite 205), ready for build out, created architectural conceptual plans available for prospective tenants
- 2 tenant suites completely finished in 2020 – Heartland and KDG
- Completely upgraded common area restrooms, elevator lobby and corridor in 2020

## 3rd Floor

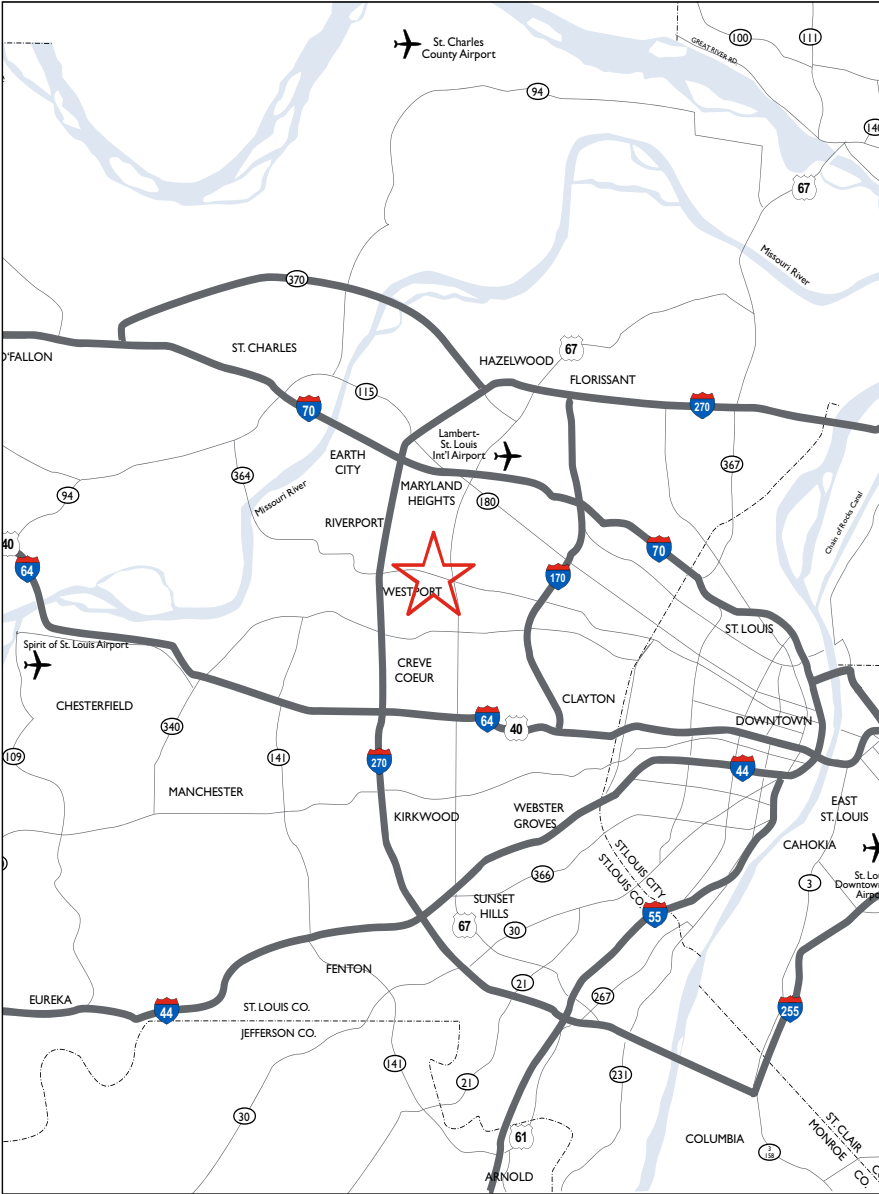
Investing \$100K in upgrading Suite 301 for tenant move-in Summer 2024



# Location/site

**Woodlands Plaza III** is conveniently located just off Page Avenue only 1 mile from I-270. There are various dining, entertainment, and hotel options nearby including Westport Plaza, Funny Bone, Kobe Steakhouse of Japan, Fuzzy's Taco Shop, Westport Social, Drunken Fish, Trainwreck Saloon, Starbucks, 360 Westport and Qdoba.

**View Westport Plaza Amenities**



<b>1</b> Mile to I-270	<b>12</b> Minutes to St. Louis International Airport	<b>22</b> Minutes to Clayton, MO	<b>27</b> Minutes to Downtown St. Louis
---------------------------	---	-------------------------------------	--



## Contact

### David Biales

Managing Director  
+1 314 261 7368  
david.biales@jll.com

[jll.com/st-louis](https://www.jll.com/st-louis)

Jones Lang LaSalle Americas, Inc.,  
a licensed real estate broker in 48 states