

CORPORATE OFFICE BUILDING FOR SALE OR LEASE



2127 INNERBELT BUSINESS CENTER DRIVE, SAINT LOUIS, MISSOURI 63114



TOTAL BUILDING SIZE = **45,461 SF**
AVAILABLE FOR LEASE = **2,802 SF - 12,366 SF**

PRICE REDUCED SALE PRICE: \$4,900,000.00 (\$107.78 PSF)
~~(\$5,300,000 (\$116.58 PSF))~~



CONTACT

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Ben Friedman

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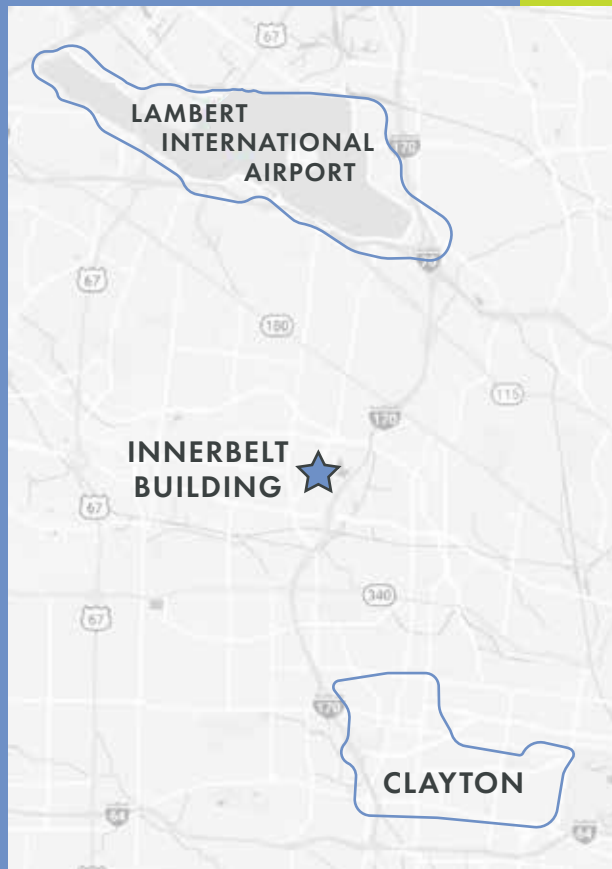
8300 EAGER ROAD, STE 601 | ST. LOUIS, MO 63144 | 314 727 9300 | DCMSTL.COM

CLAYTON



2,802 SF - 12,366 SF
SPACE AVAILABLE FOR LEASE
ON FIRST AND THIRD FLOOR

- ◆ Located at the northwest corner of I-170 and Page Avenue
- ◆ Easy access to Lambert International Airport, Clayton, and major interstates
- ◆ Excellent Headquarters location
- ◆ Monument signage available
- ◆ Stable, local ownership



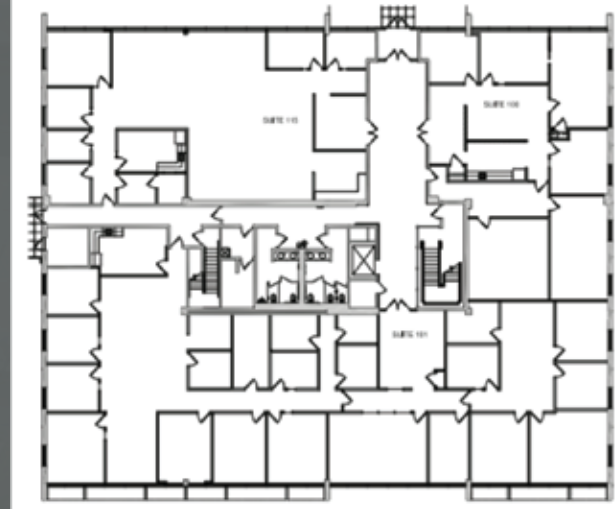
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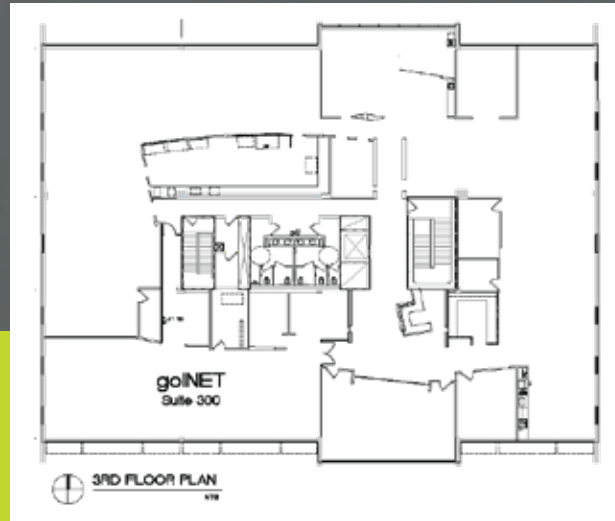
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SUITE 100 – 3,451 SF
SUITE 115 – 2,802 SF



SUITE 300 – 12,366 SF

- ◆ 2.53 Acre Site
- ◆ Class A offers space with creative, high-end finishes
- ◆ Available for immediate occupancy
- ◆ Abundant surface parking at no charge, 4.32 / 1,000 SF



PRICE REDUCED

LEASE RATE: \$18.50 PSF, (FULL SERVICE)

SALE PRICE: \$4,900,000.00 (\$107.78 PSF) (~~\$5,300,000 (\$116.58 PSF)~~)



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