

FOR LEASE

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

LEASE RATE:

\$18.50 psf

(Full Service minus Janitorial)



 Listing Agent **Scott Shockley**

 Cell 314-280-3876

 shockley@shockleycommercial.com

 Listing Agent **Trevor Shockley**

 Cell 314-280-5037

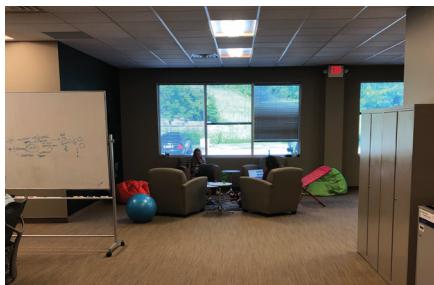
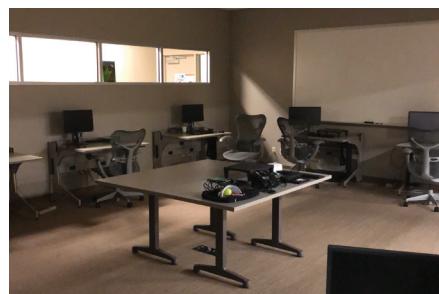
 trevor@shockleycommercial.com



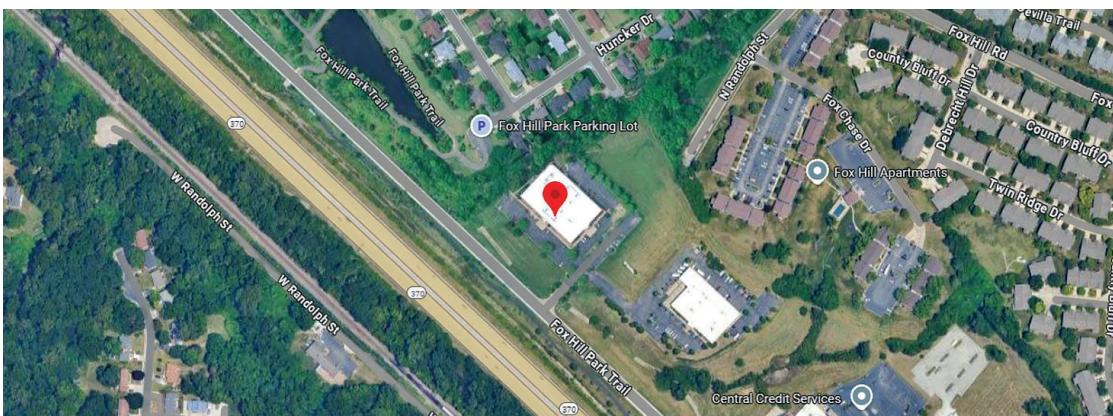
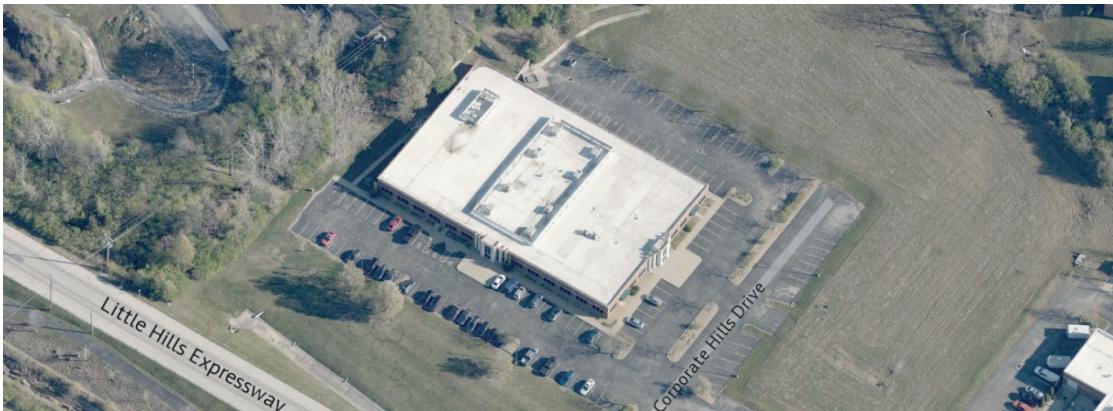
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INTERIOR PHOTOS

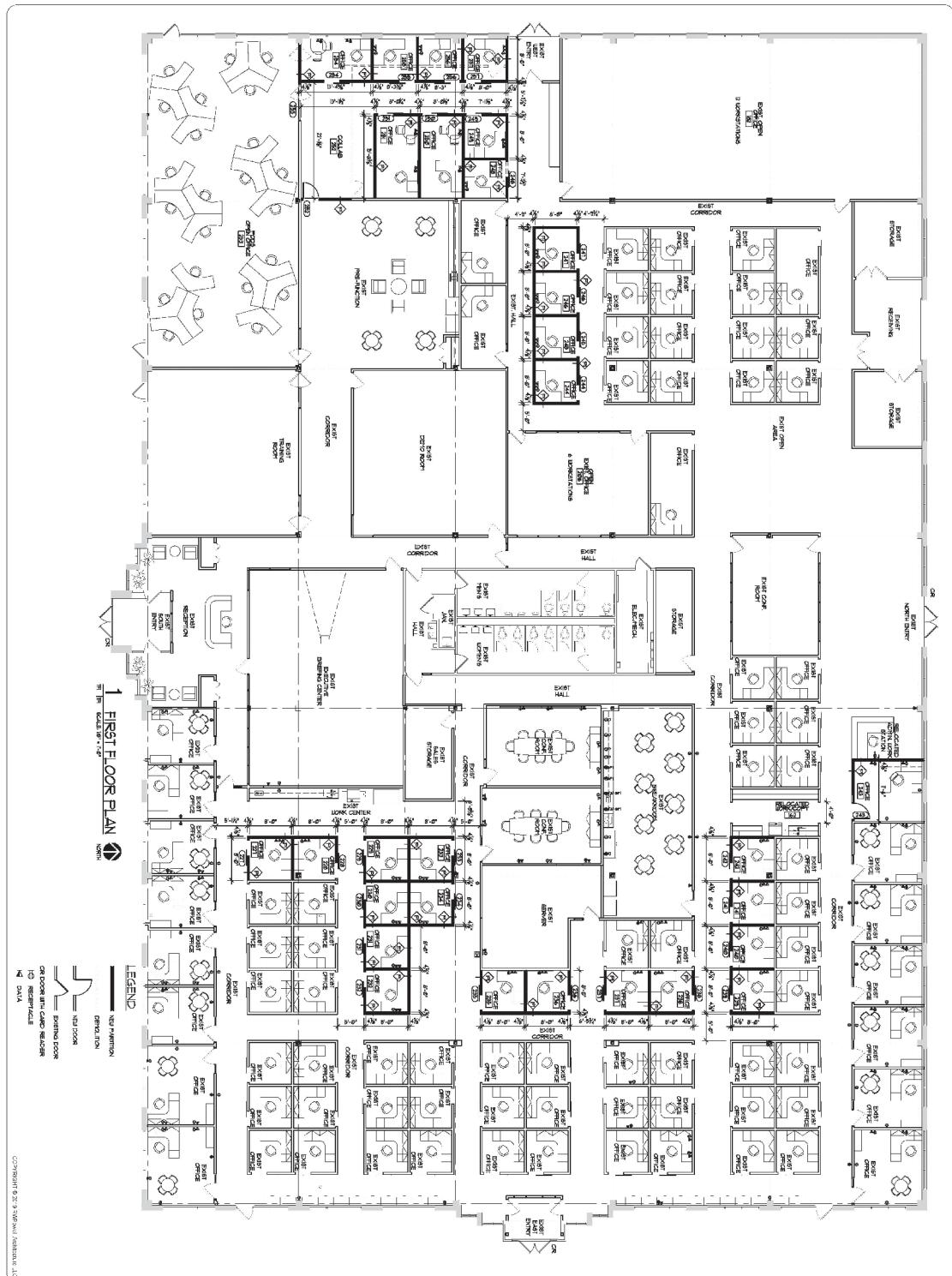


LOCATION



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



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REF ID: <u>TF-1</u>	REF ID: <u>SH-SET-NC</u>
REF ID: <u>FLOOR PLAN</u>	REF ID: <u>REVISIONS:</u>
REF ID: <u>DATE:</u>	REF ID: <u>ECOC-MICR 16, 2019</u>

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

SITE PLAN

