

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**
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 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**

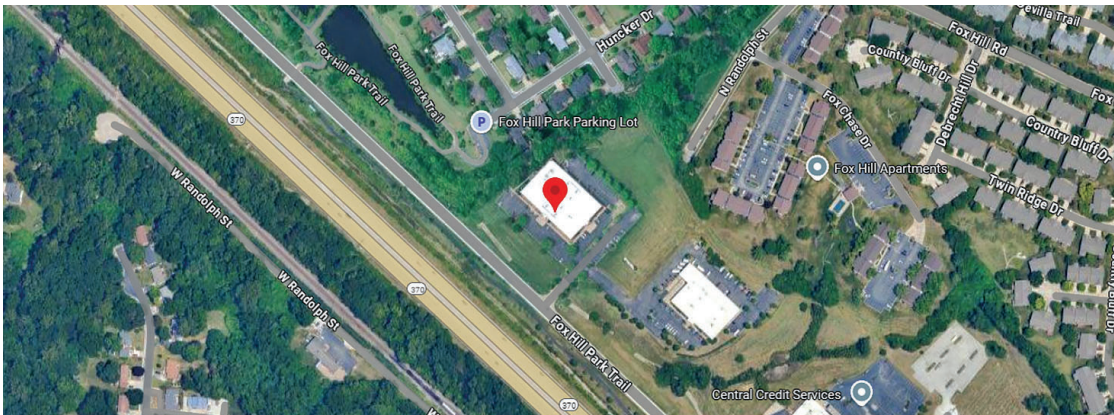


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INTERIOR PHOTOS

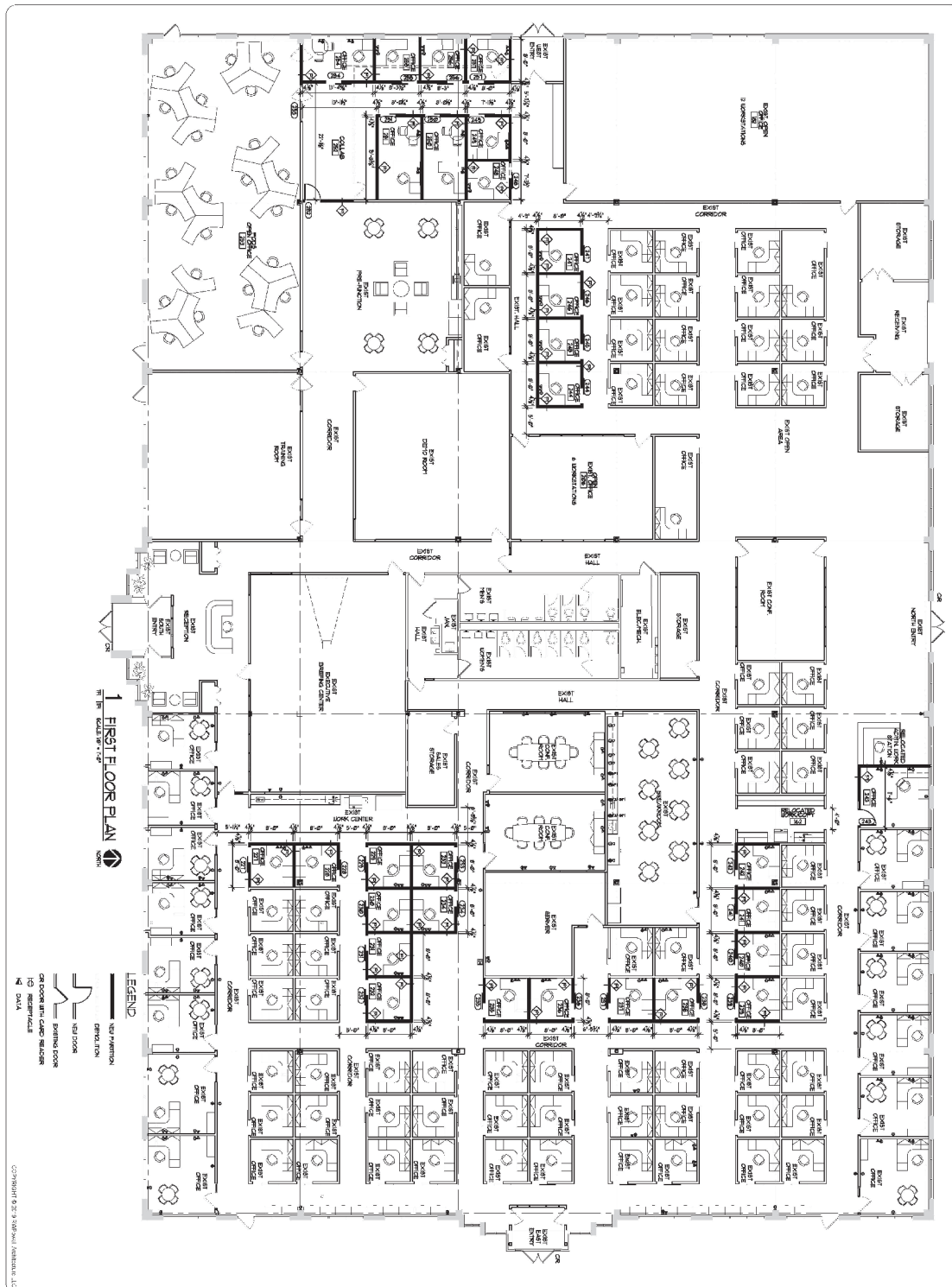


LOCATION



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



TF-1
FLOOR
PLAN

DATE: 02/02/2012
SHEET NO.: 1

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

Legend:

DOOR PARTITION

DOOR

DOOR WITH CASE

DOOR WITH CASE AND LOCK

DOOR WITH CASE AND LOCK AND CASE

Notes:

1. All dimensions are in feet and inches.

2. All rooms are to be finished to match existing conditions.

3. All rooms are to be finished to match existing conditions.

4. All rooms are to be finished to match existing conditions.

SITE PLAN

