



FOR LEASE OR SALE

3451 Harry S Truman Blvd

St. Charles, MO 63301

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101 South Hanley Road
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Highlights

- 42,528 SF (two stories)
- 5.06 acres
- 341 parking spaces (8:1,000)
- Twin 350kw Mitsubishi diesel generators (700kw total)
- Constructed in 2001
- Roof replaced in 2022
- 21,264 SF - 42,528 SF available for lease or owner/user
- 2024 RE Taxes: \$79,654 (\$1.87/SF)
- Zoning: PD (City of St. Charles) [click to view zoning information](#)

Lease Rate:

\$7.95-9.95

PSF, NNN

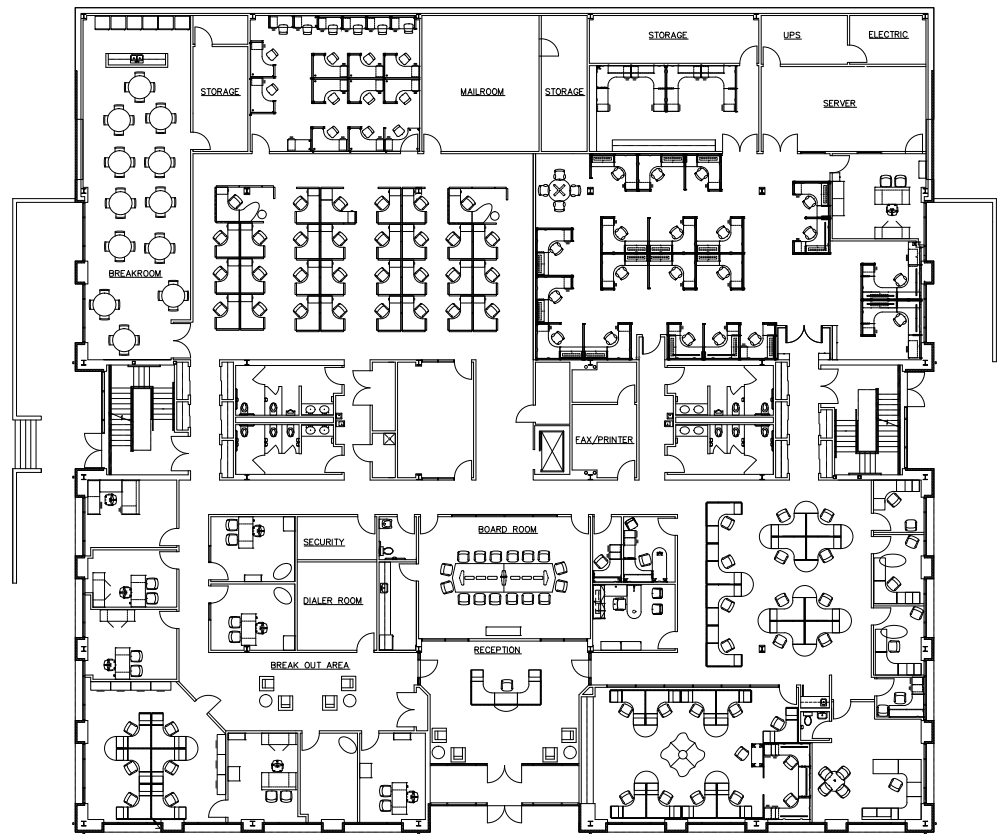
Sale Price:

**Call Broker
for Pricing**

FLOOR PLANS

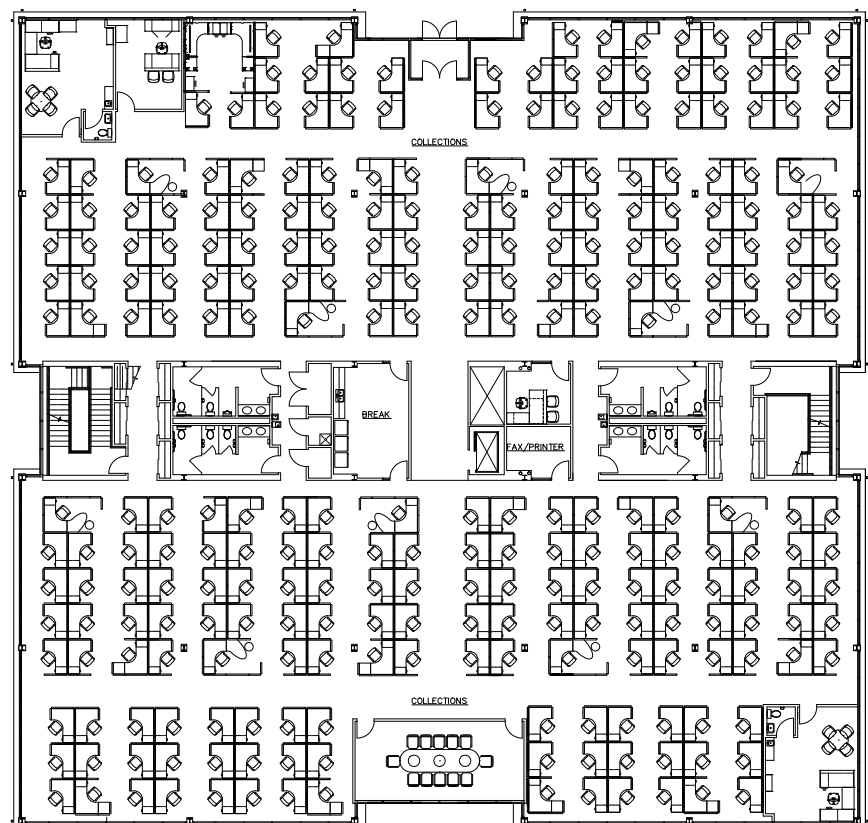
First Floor

- 21,264 SF
- Three entrances
- Lobby and reception area
- Large breakroom
- Board room
- 16 private offices
- Internal staircase

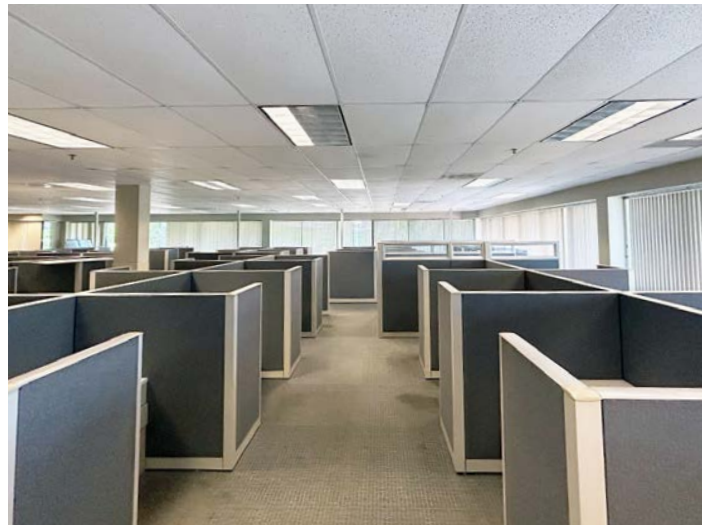


Second Floor

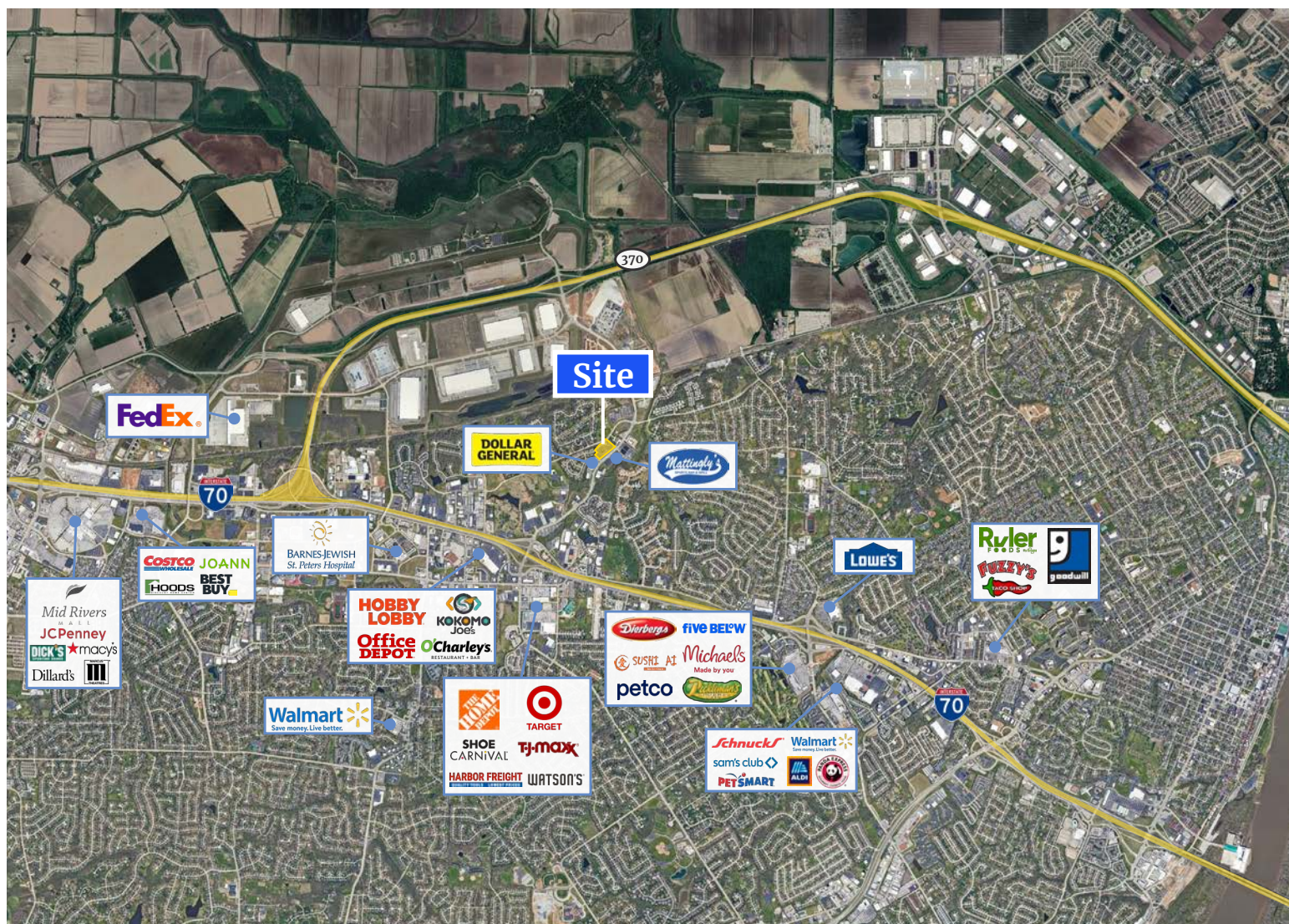
- 21,264 SF
- One entrance
- Small breakroom
- Conference room
- 4 private offices
- Internal staircase



PROPERTY PHOTOS



LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	5,595	2,497	\$100,502	240	4,022
3 Miles	57,415	24,378	\$111,912	2,001	30,312
5 Miles	154,781	64,875	\$112,010	5,599	73,630

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