

# 16 EXECUTIVE DRIVE

## FAIRVIEW HEIGHTS, IL 62208



### PROPERTY HIGHLIGHTS

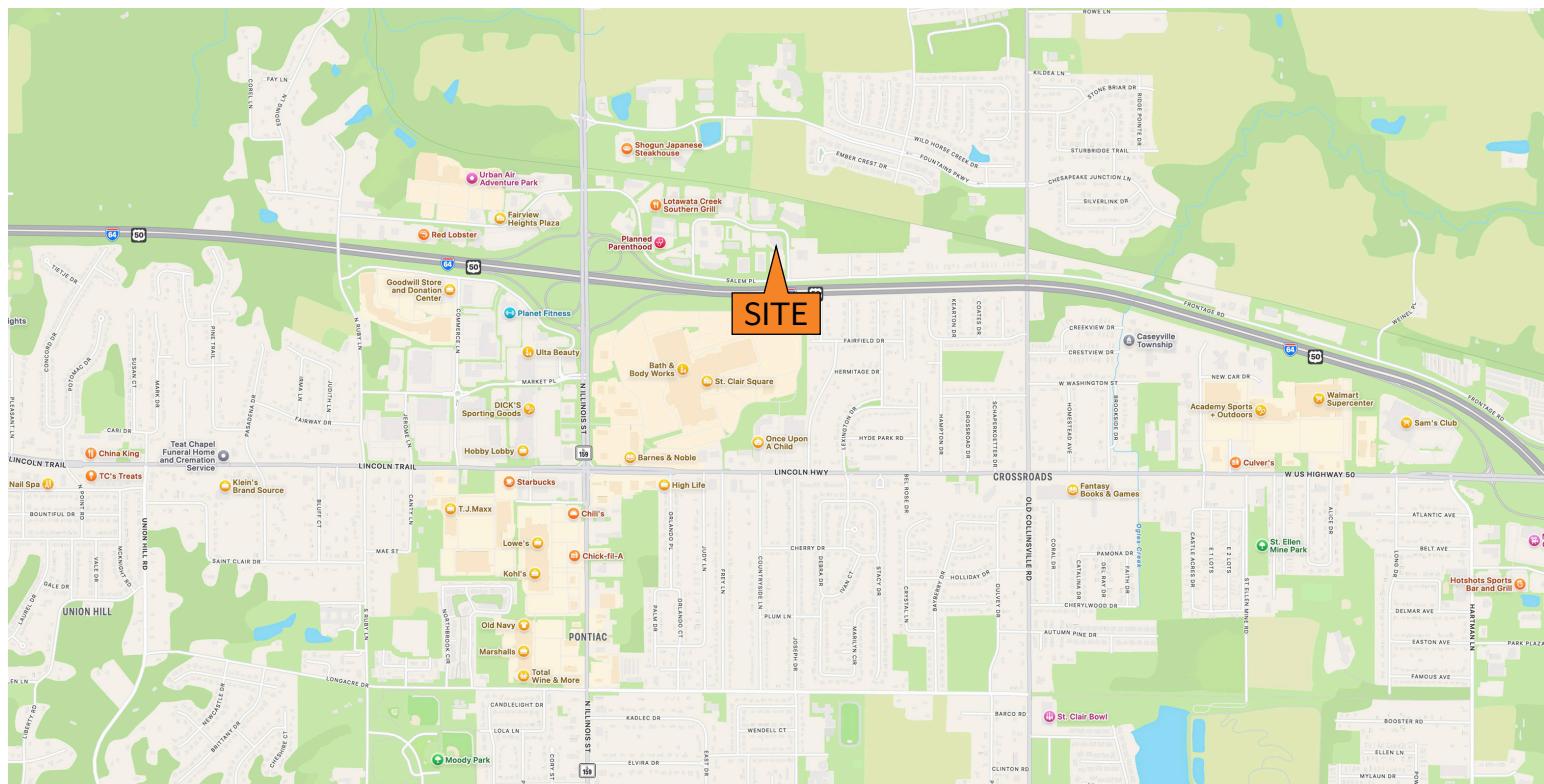
- 51,135 SF three-story Class A office building
- Excellent investment opportunity – 80% leased
- Strategically located at the center of a premier business and dynamic growth area
- Convenient access to all markets and close proximity to Downtown St. Louis and Lambert Int'l Airport
- Immediate access to I-64 and Route 159
- Highly visible to 78,800 VPD on I-64
- Ideally located with dozens of restaurants and services within the immediate area
- OM available upon receipt of signed CA
- **Sale Price: Contact Broker**



Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

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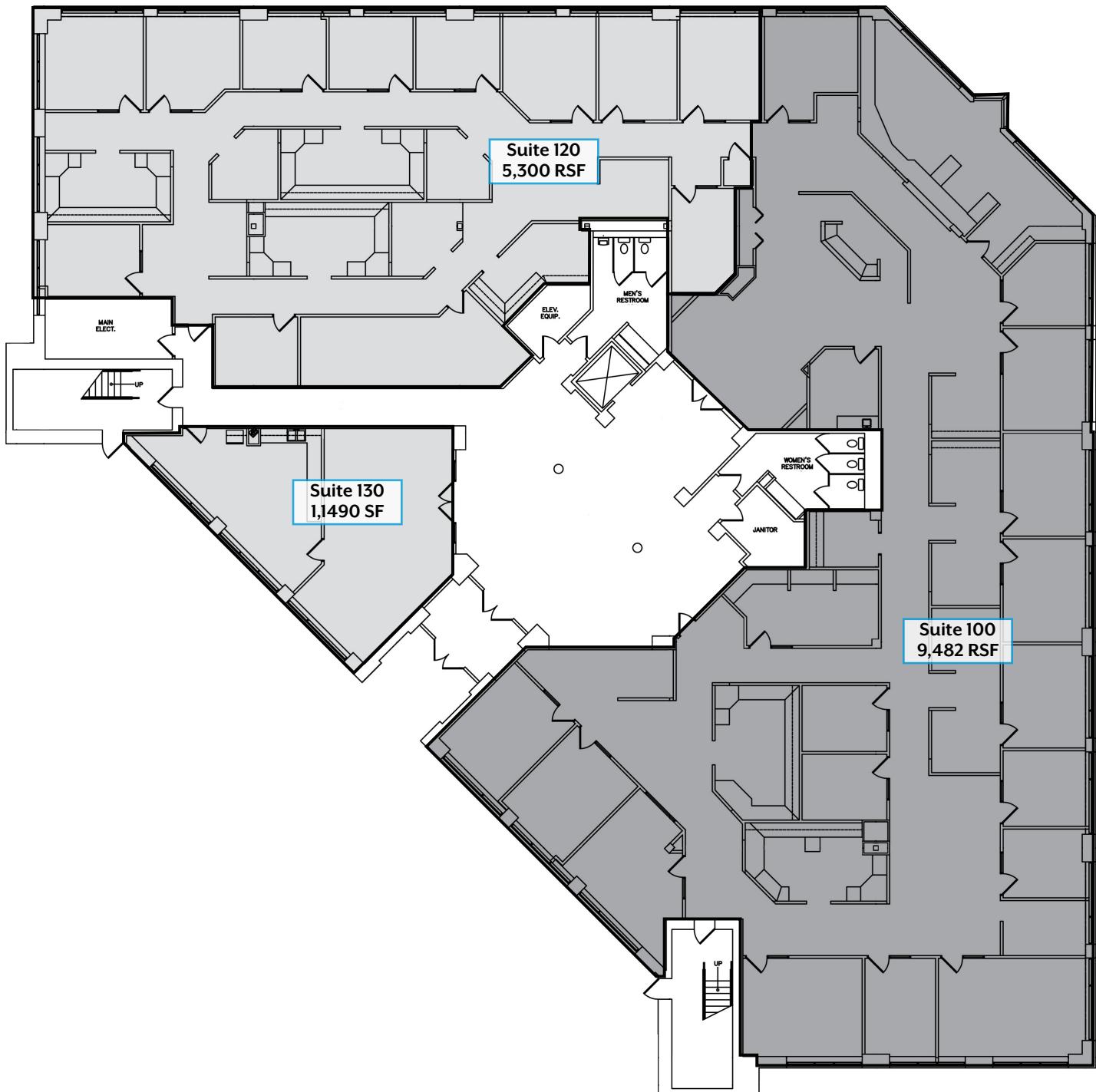
Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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## FAIRVIEW HEIGHTS, IL 62208

### 1st Floor



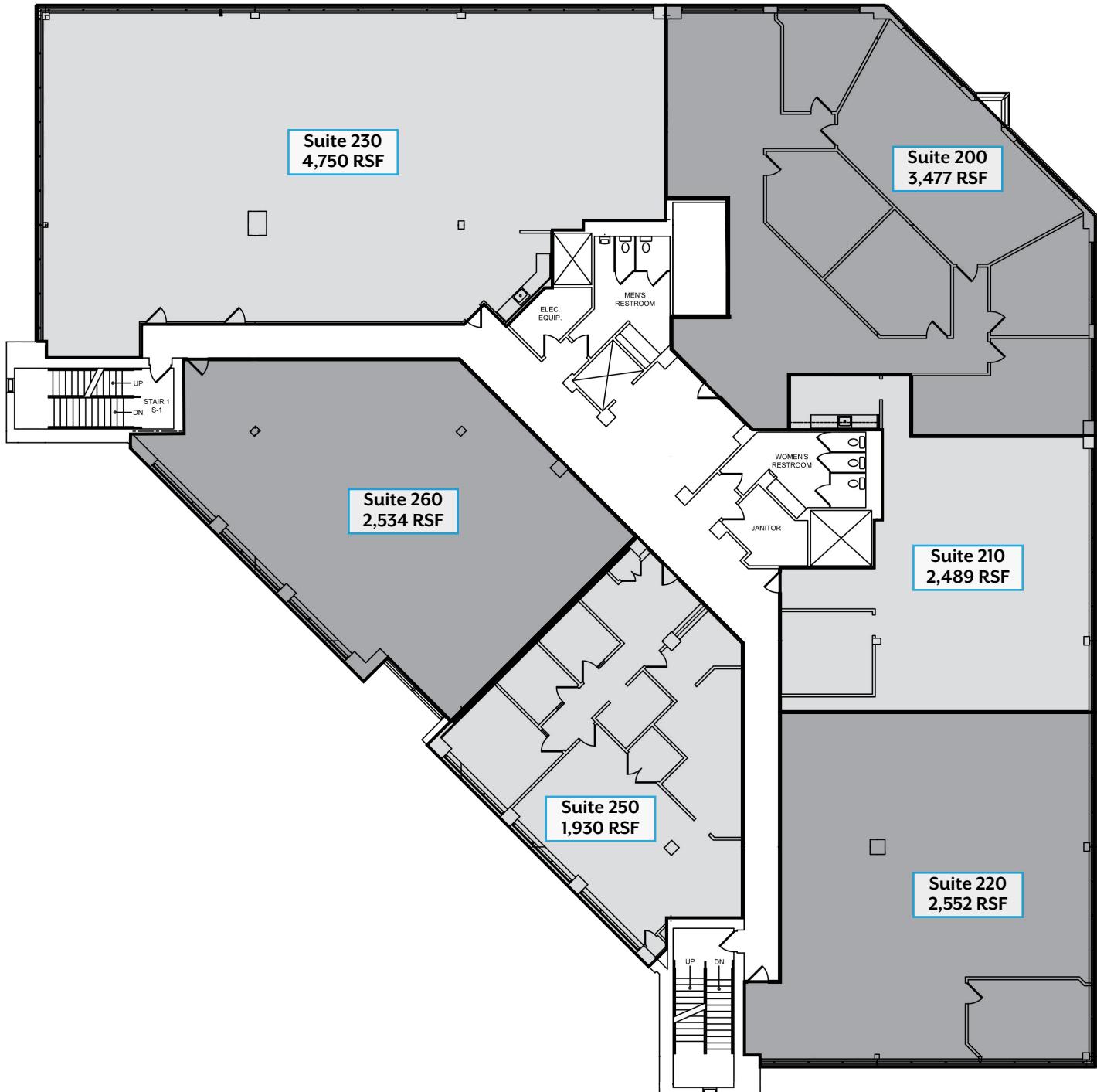
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### 2nd Floor



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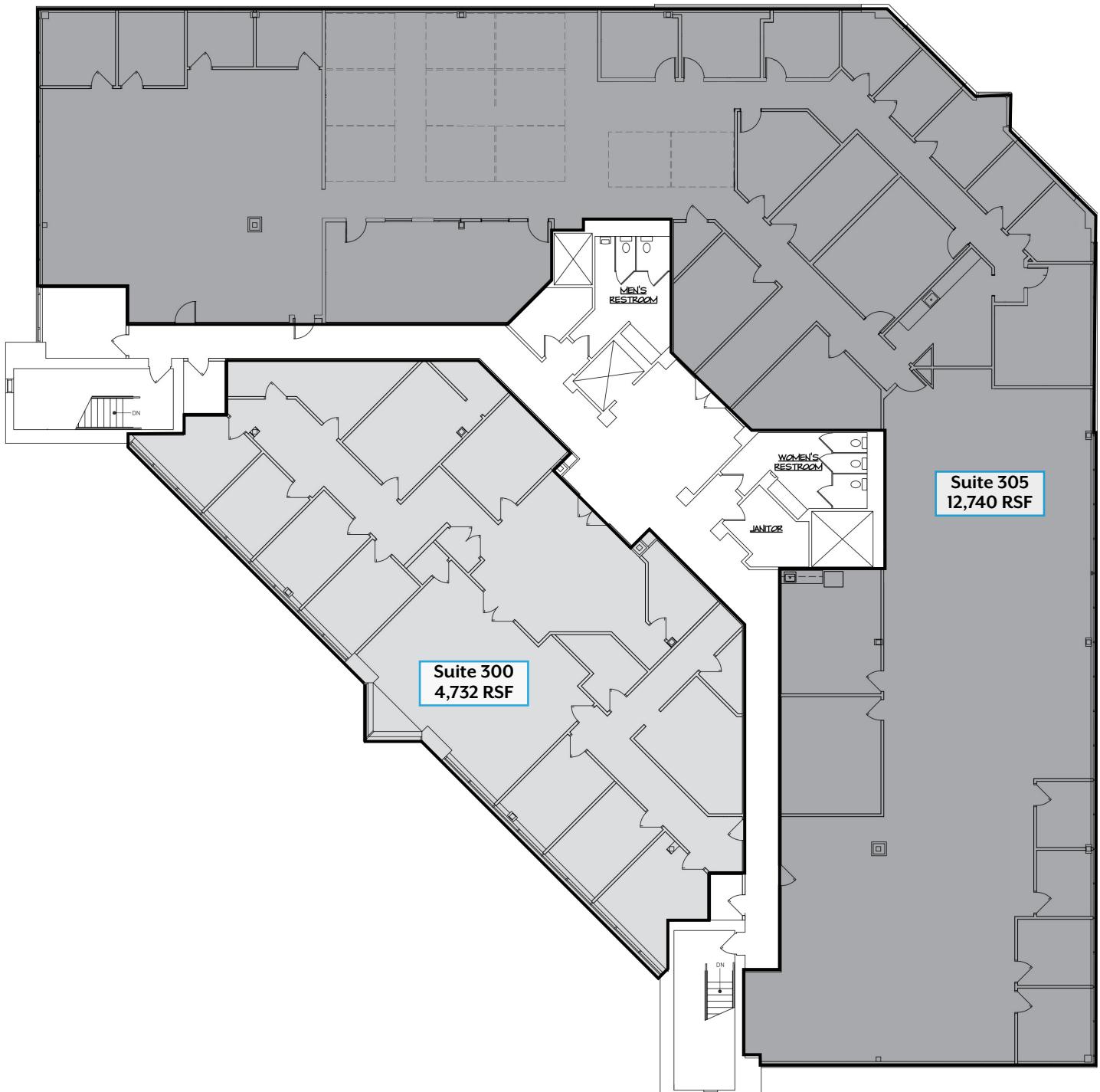
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### 3rd Floor



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