



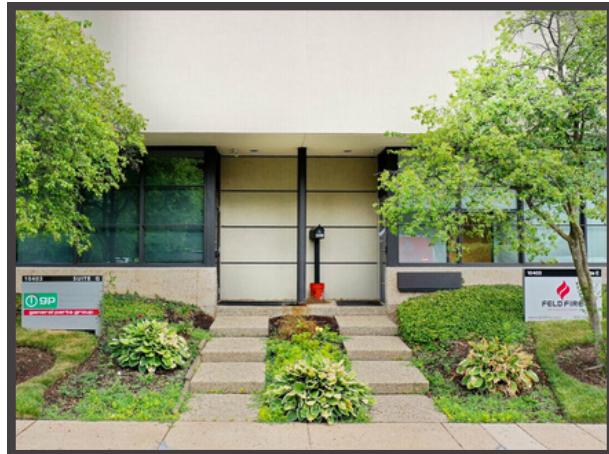
BAUR BUSINESS PARK

10401-10407 Baur Blvd. | Olivette, MO 63132



PROPERTY HIGHLIGHTS

Baur Business Park is a service center complex located within the St. Louis MSA in the strong Olivette Industrial submarket. The property consists of four, multi-tenant flex buildings totaling 122,904 SF and offers amenities to tenants such as local property ownership and management, easy access to public transportation, and ample parking. The complex is strategically located between I-67 and Route 170.

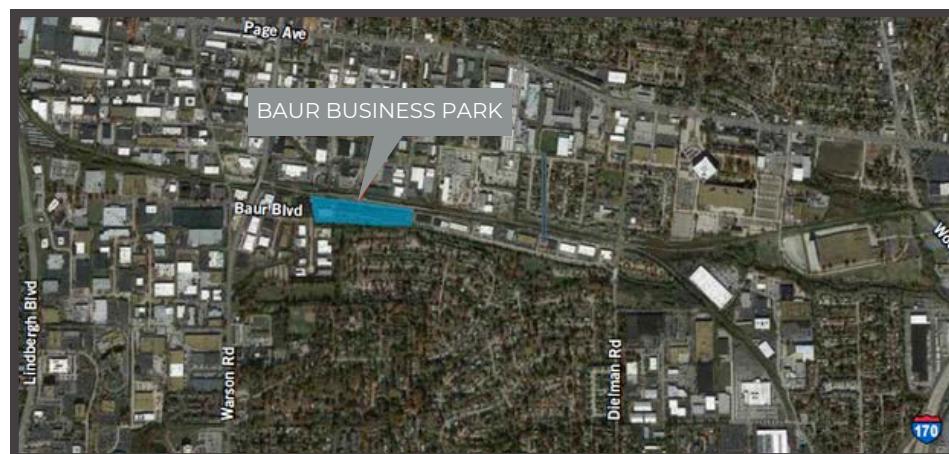


BUILDING INFORMATION

BAUR AT-A-GLANCE	
Net Rentable Area	130,085 SF
Divisible?	Yes
Buildings	4
Parking Ratio	2.5 / 1,000 SF

Amenities & Features

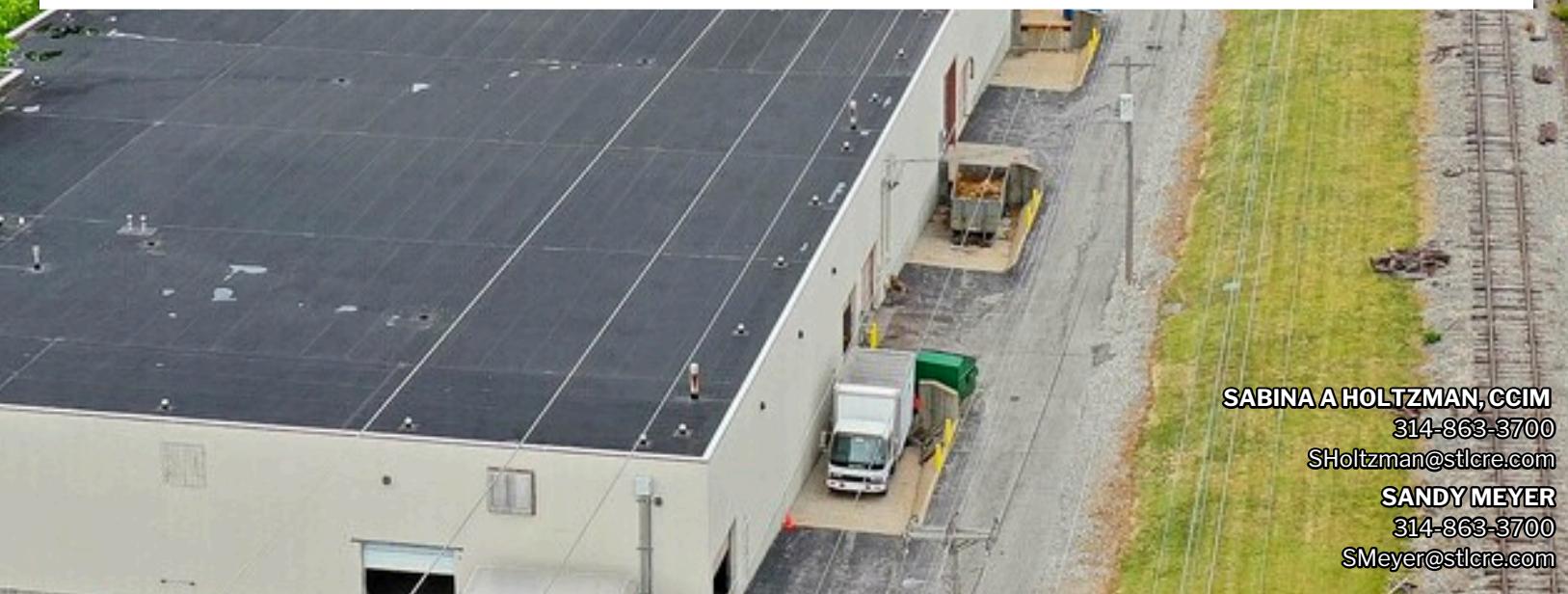
- Ceiling Heights ranging from 16'-18'
- Mix of dock and drive-in loading options
- Ample Parking in front of building
- CAM:
 - \$3.23/SF (2024)
- Pricing includes “white box” finish provided minimum lease terms and credit are agreed to



Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

SPACE AVAILABLE

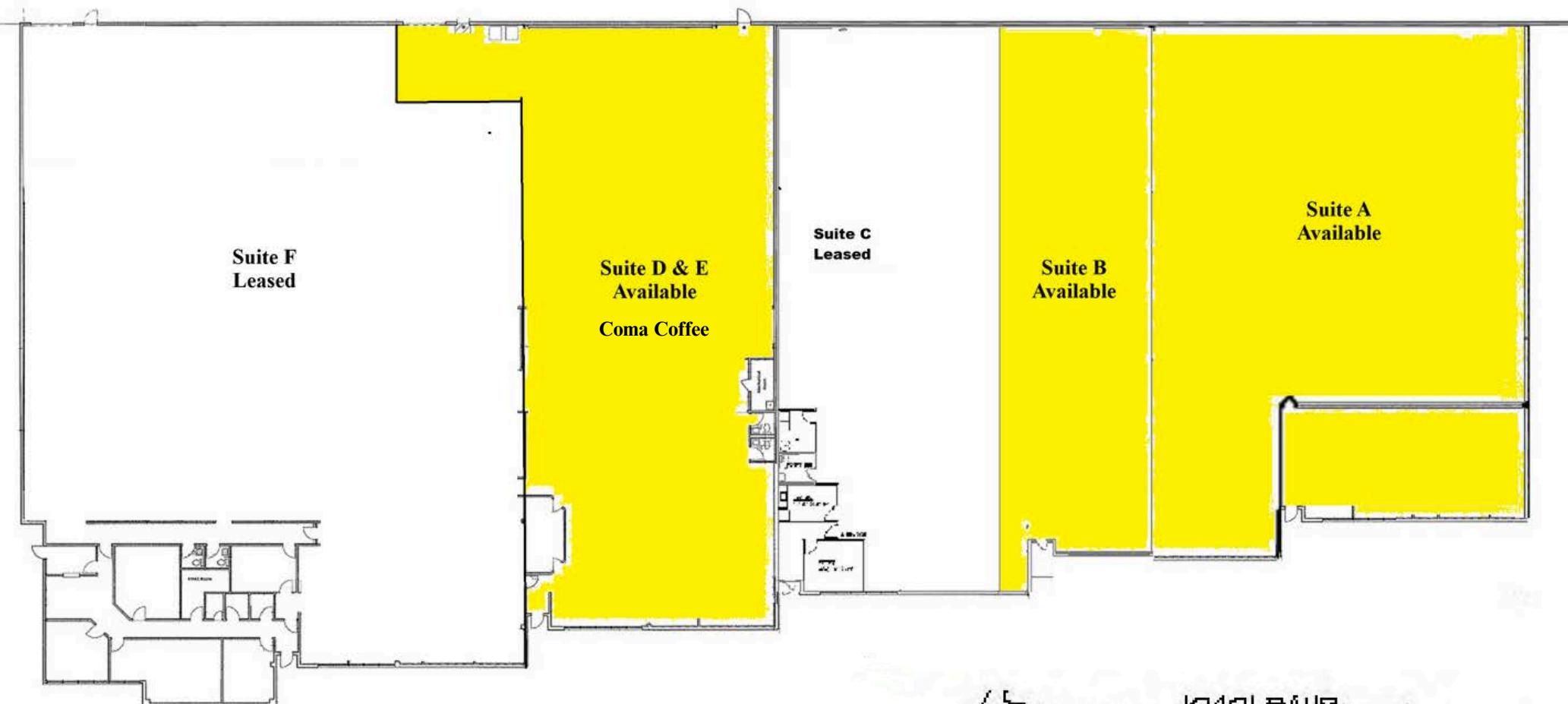
BAY	SQUARE FEET	OFFICE/ WAREHOUSE	DOCK DOORS	DRIVE-IN DOORS	RATES	AVAILABILITY
<u>BUILDING A - 10401 BAUR BLVD</u>						
A	10,840	20%/80%	1	3	\$9.50 NNN	Unoccupied
D-E	4,000-8,600	50%/50%	1	2	\$9.75 NNN	Occupied To: Within 60 days
B	5,015		1	1	\$9.50 NNN	Unoccupied
<u>BUILDING C - 10405 BAUR BLVD</u>						
A	3,460	80%/20%	1	1	\$10.00 NNN	Occupied To: November 1, 2025
BCD	9,635	60%/40%		4	\$9.50 NNN	Occupied To: April 1, 2026



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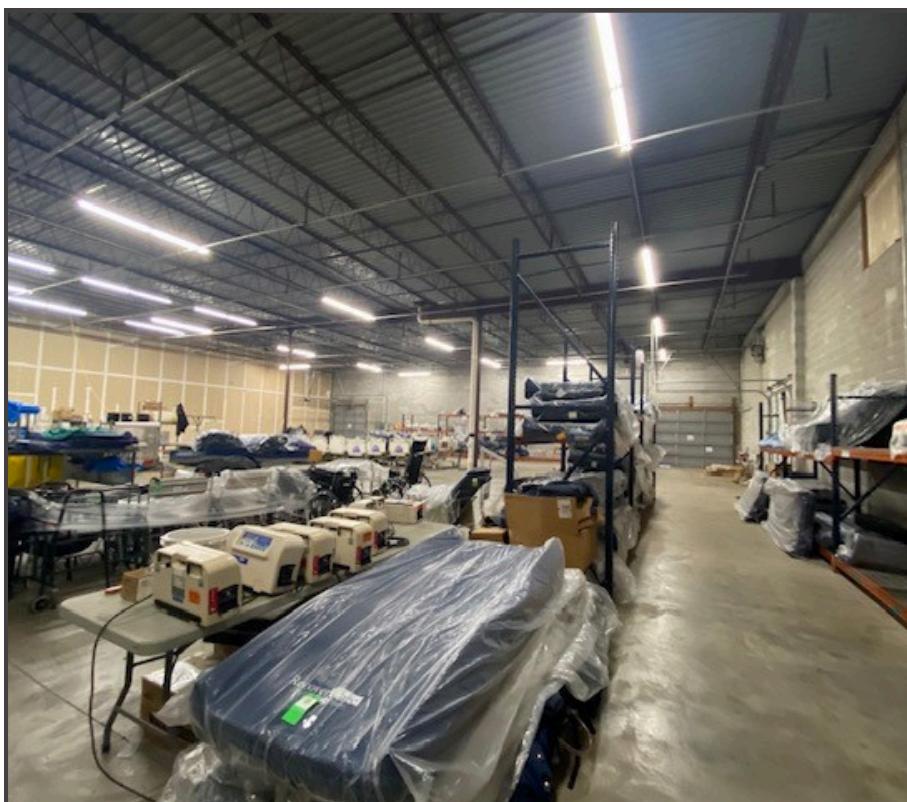
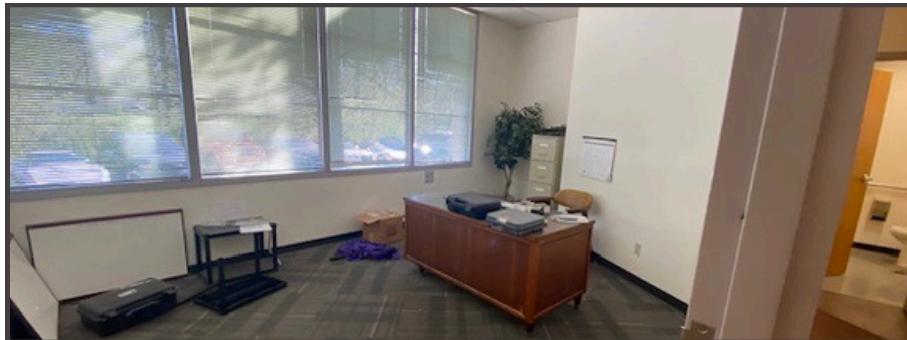
BUILDING A - 10401 BAUR

50,718 Square Feet



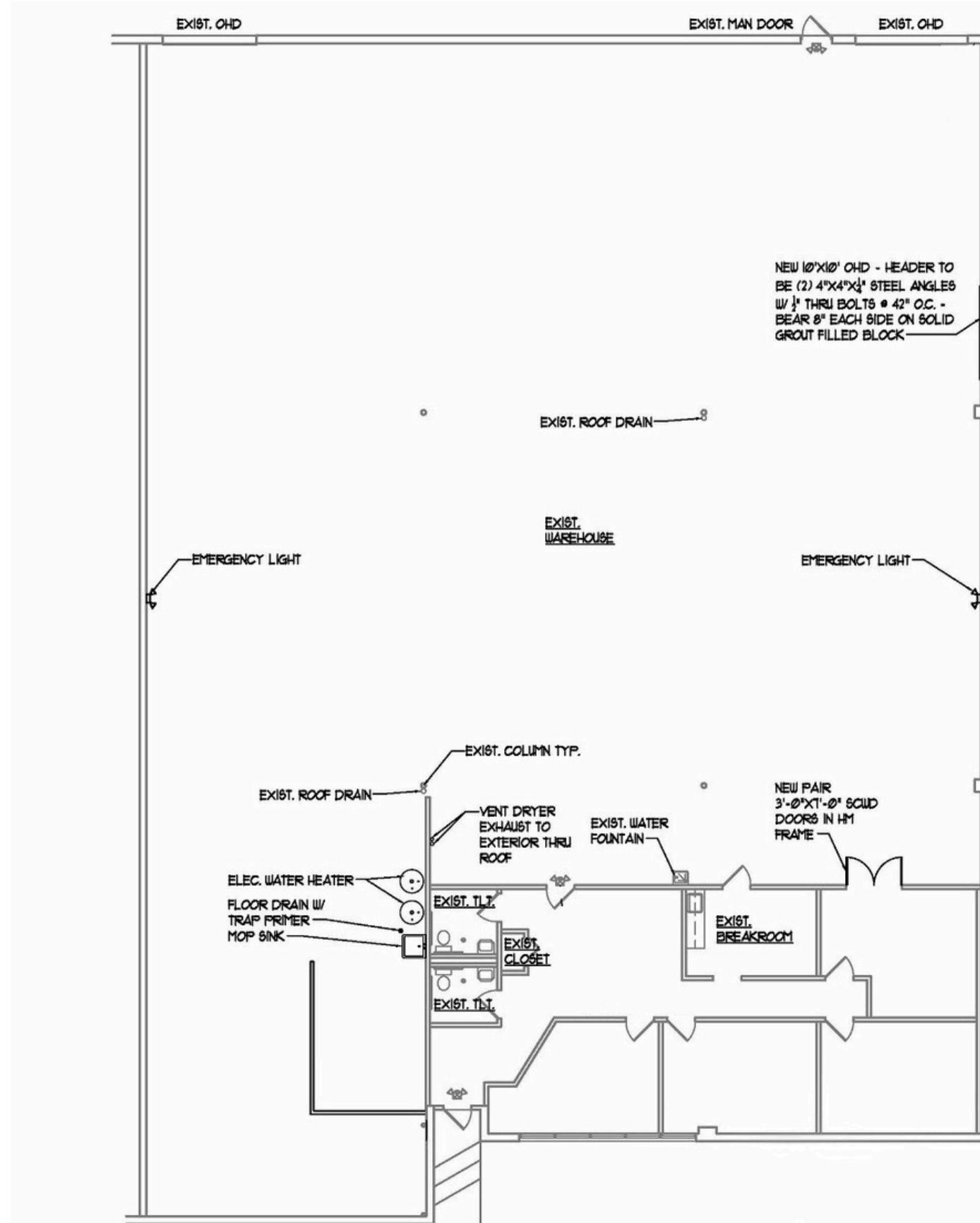
BUILDING A - SUITE A

10,840 Total RSF



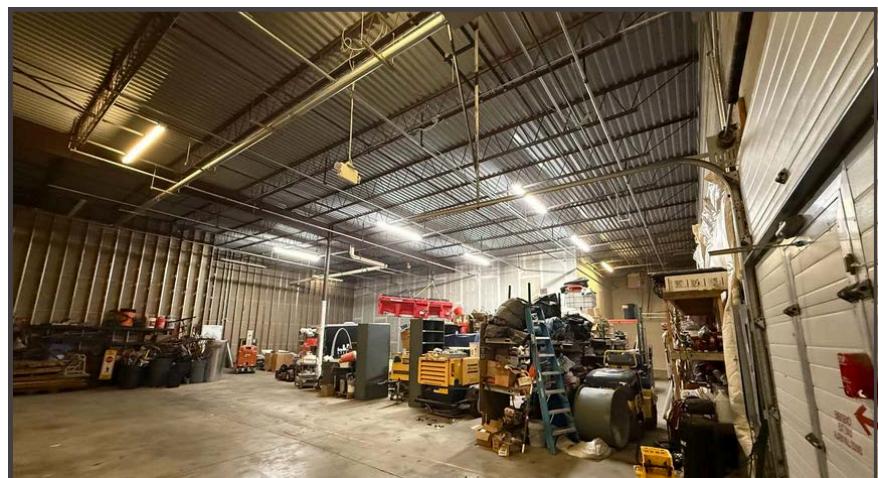
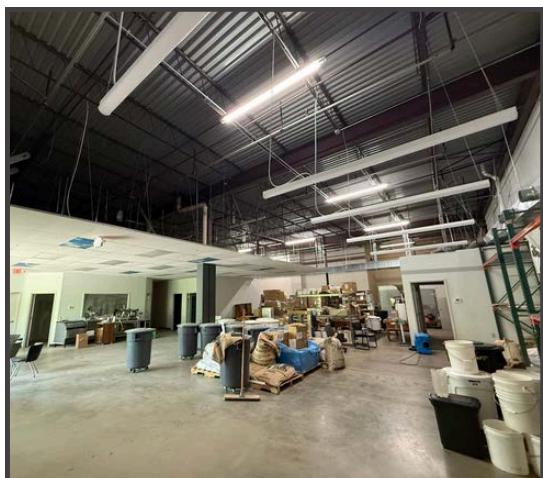
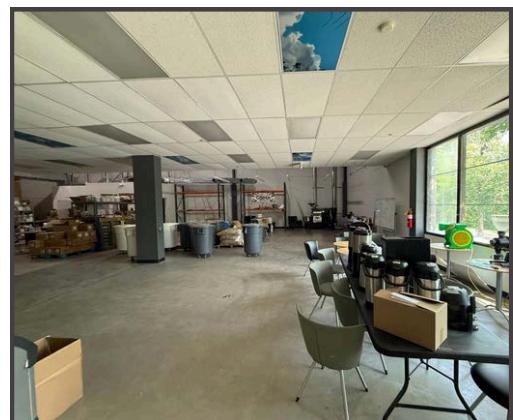
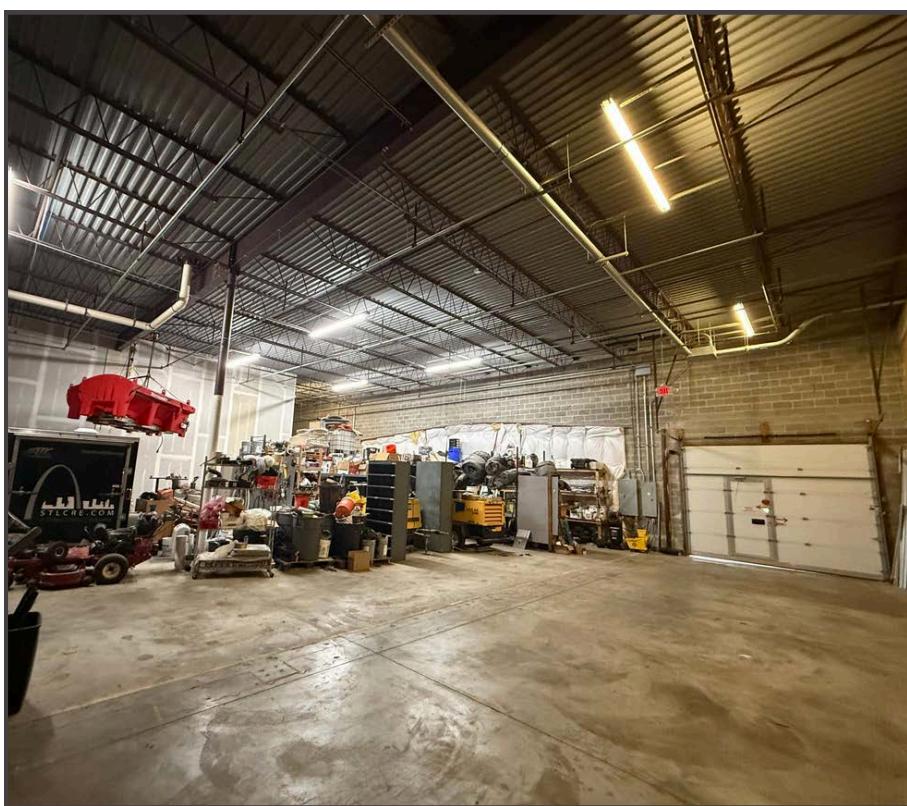
BUILDING A - SUITE A

10,840 Square Feet

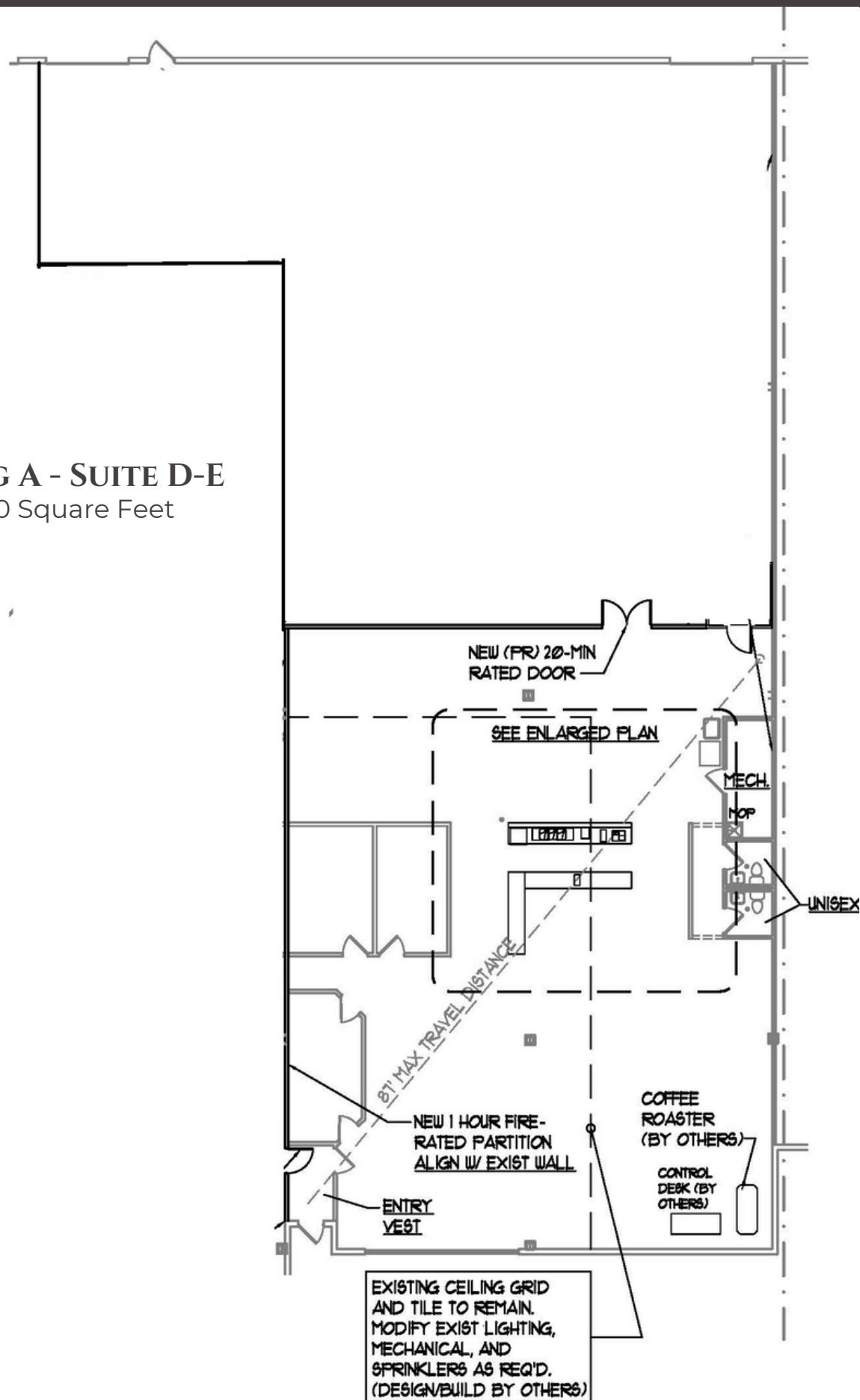


BUILDING A - SUITE D-E

4,000-8,600 Total RSF

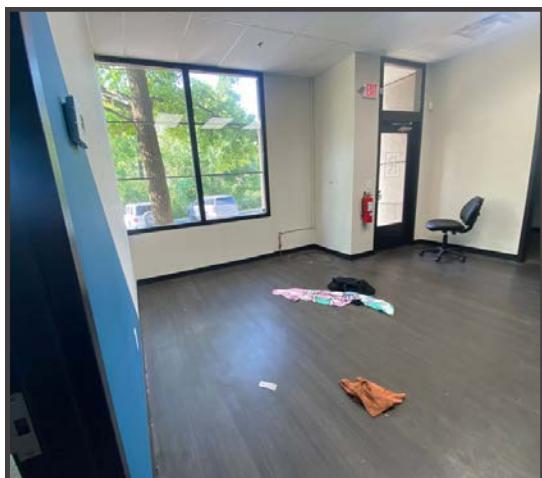
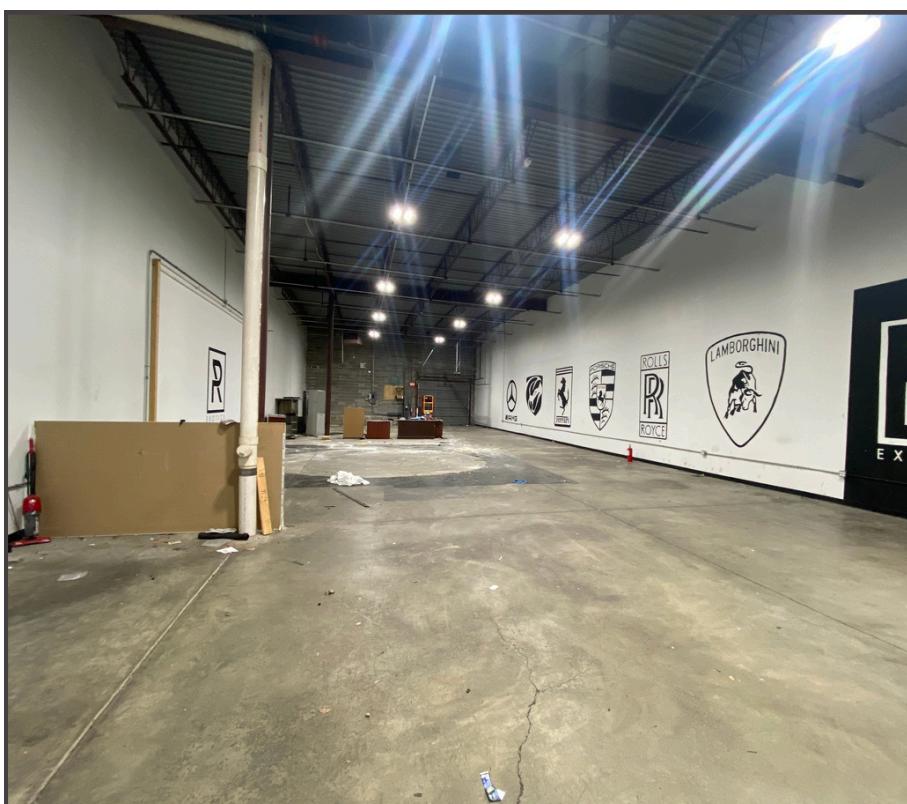


BUILDING A - SUITE D-E
4,000-8,600 Square Feet



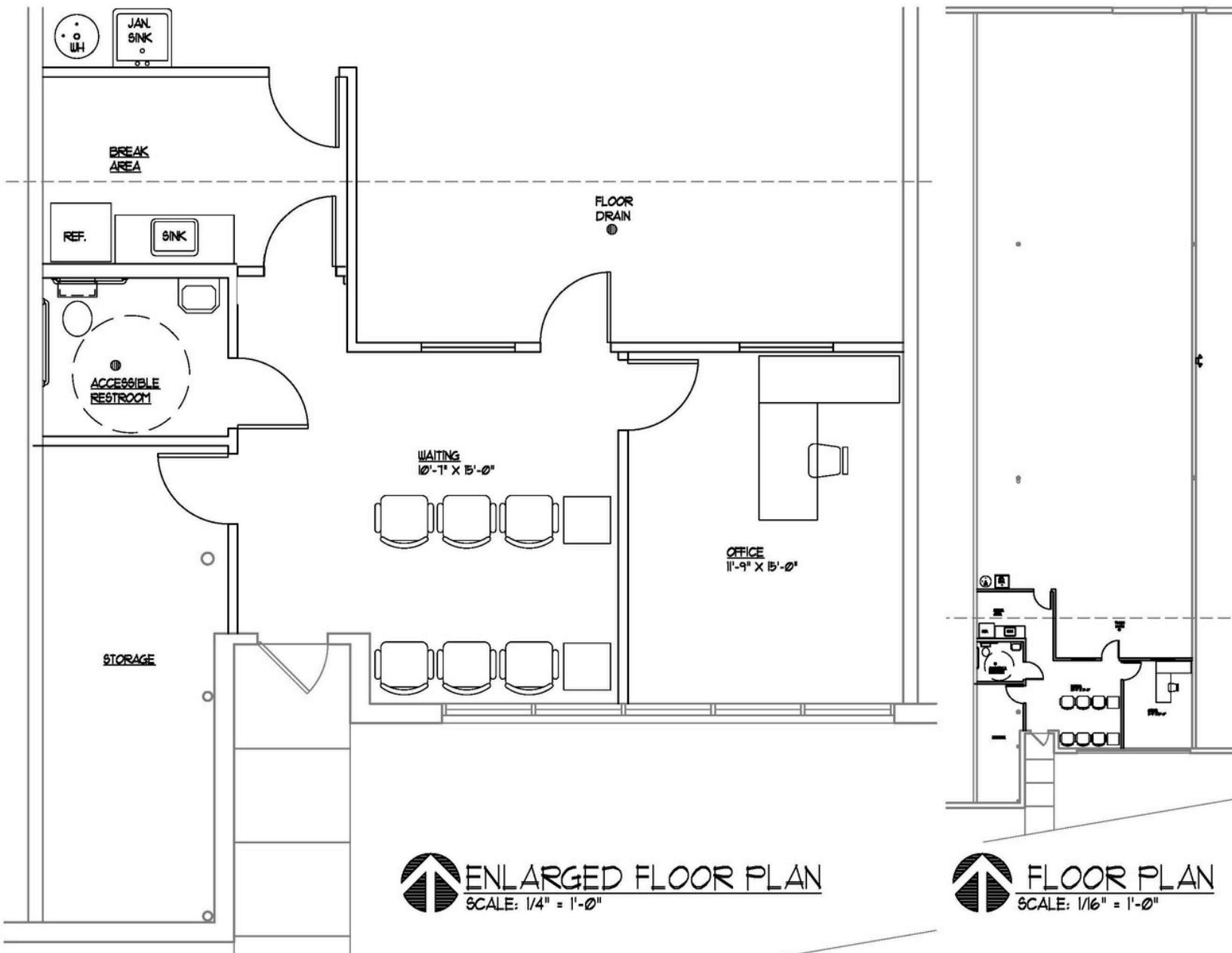
BUILDING A - SUITE B

5,015 Total RSF



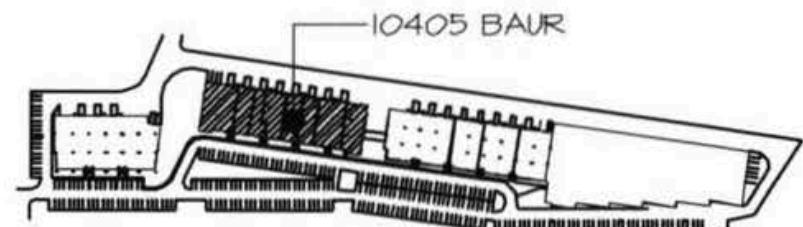
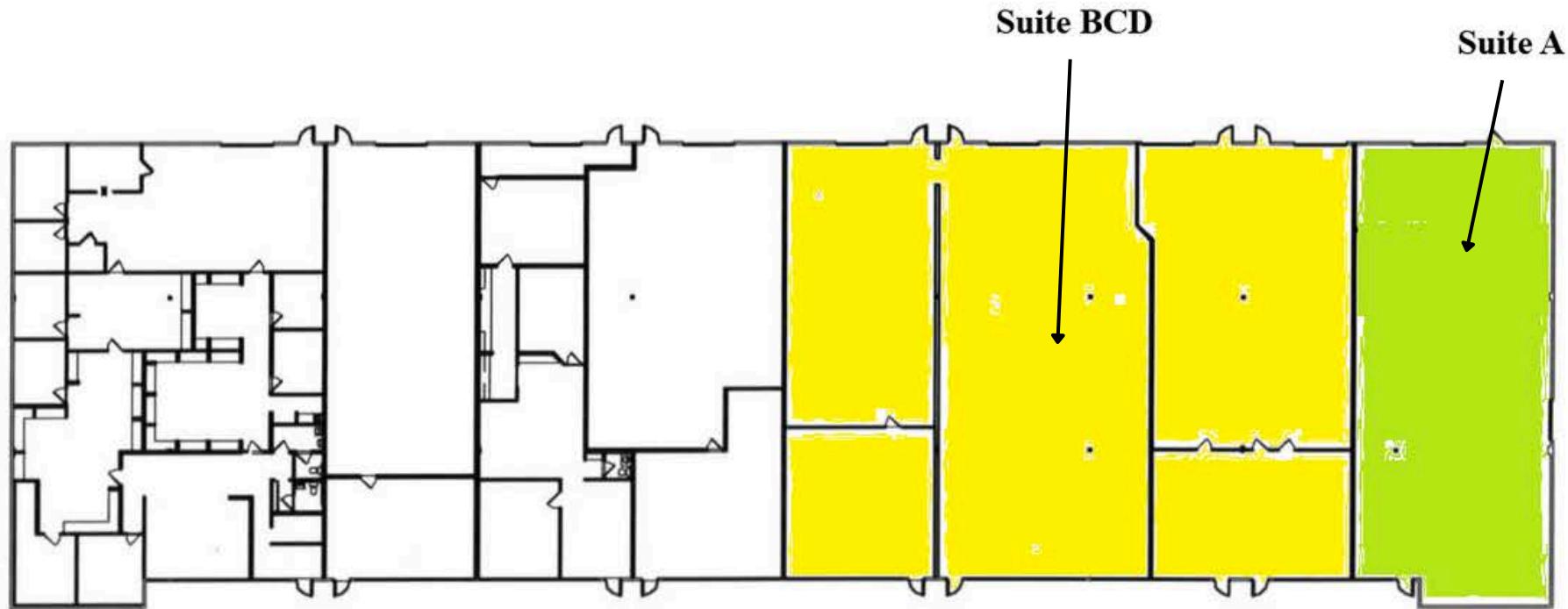
BUILDING A - SUITE B

5,015 Square Feet



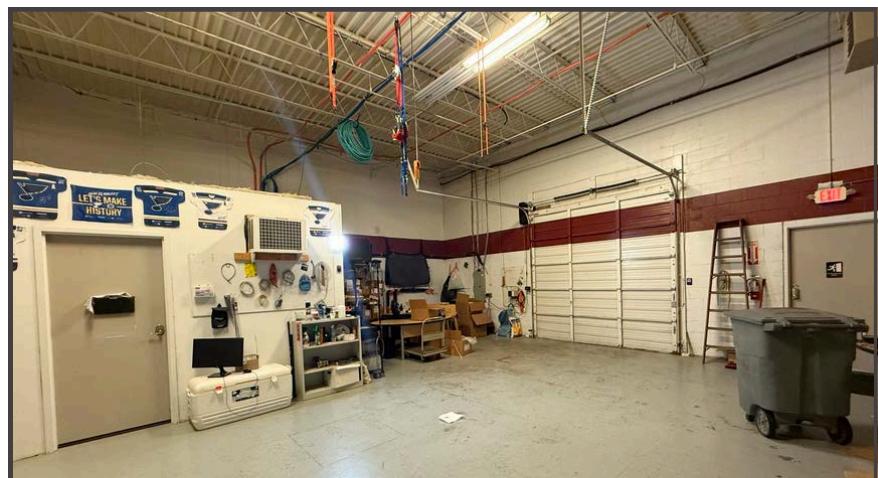
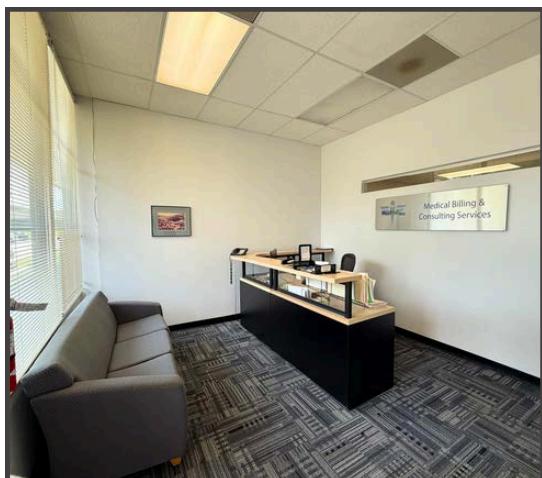
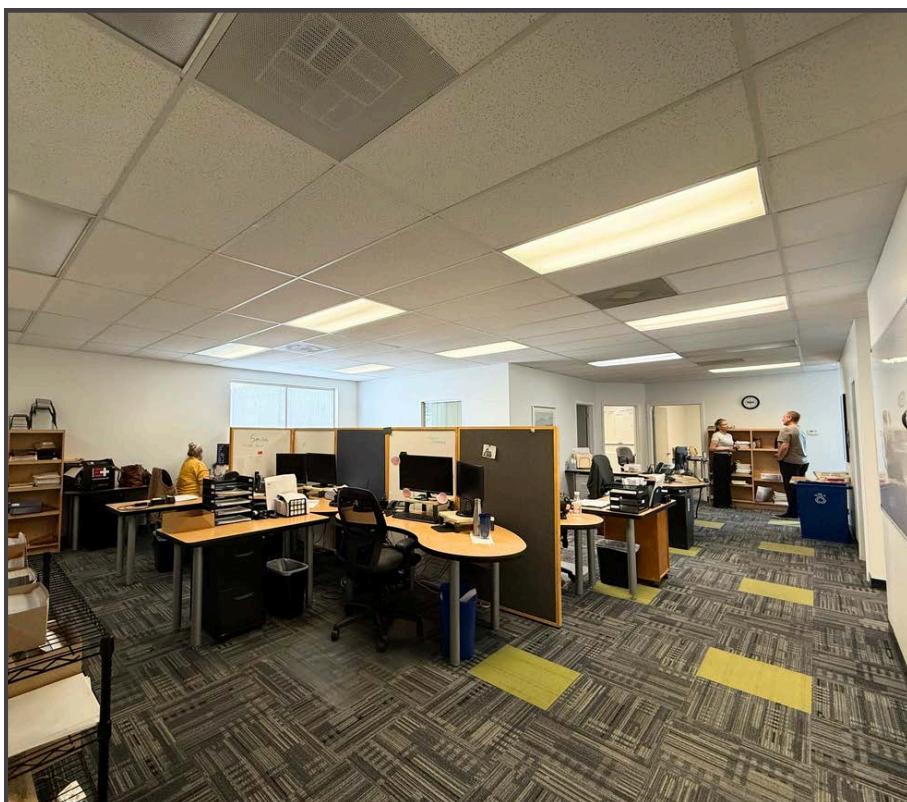
BUILDING C - 10405 BAUR

26,290 Square Feet



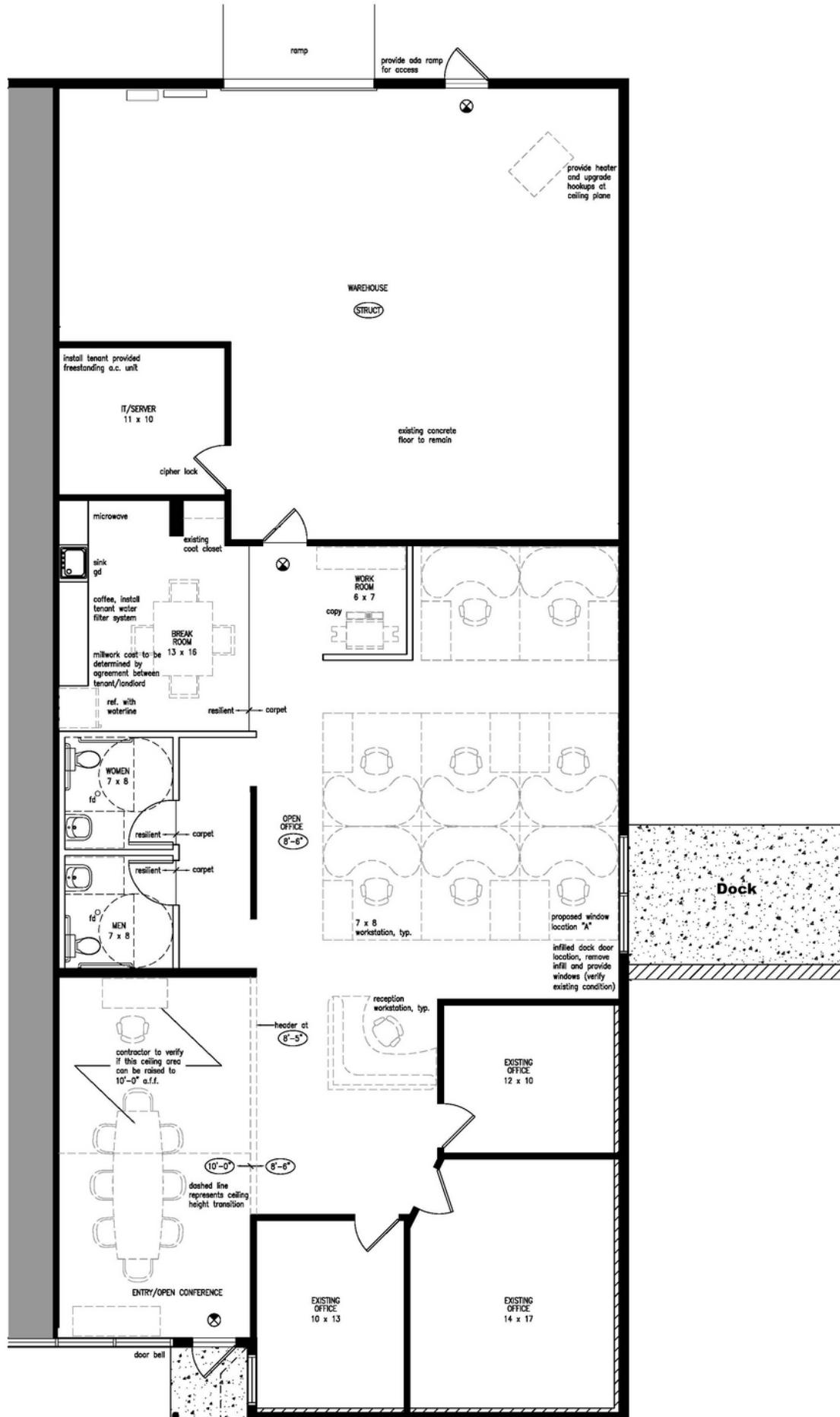
BUILDING C - SUITE A

3,460 Total RSF



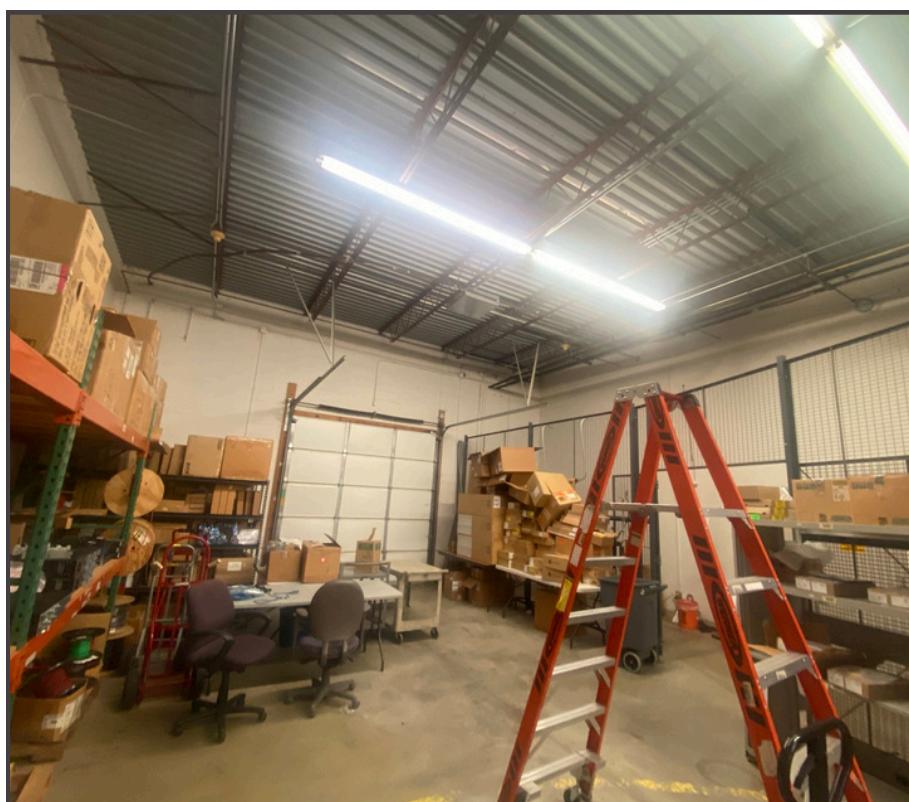
BUILDING C - SUITE A

3,460 Square Feet



BUILDING C - SUITE BCD

9,635 Total RSF



BUILDING C - SUITE BCD

9,635 Square Feet

