

EXCELLENT OFFICE OWNER-USER OPPORTUNITY IN TOWN & COUNTRY

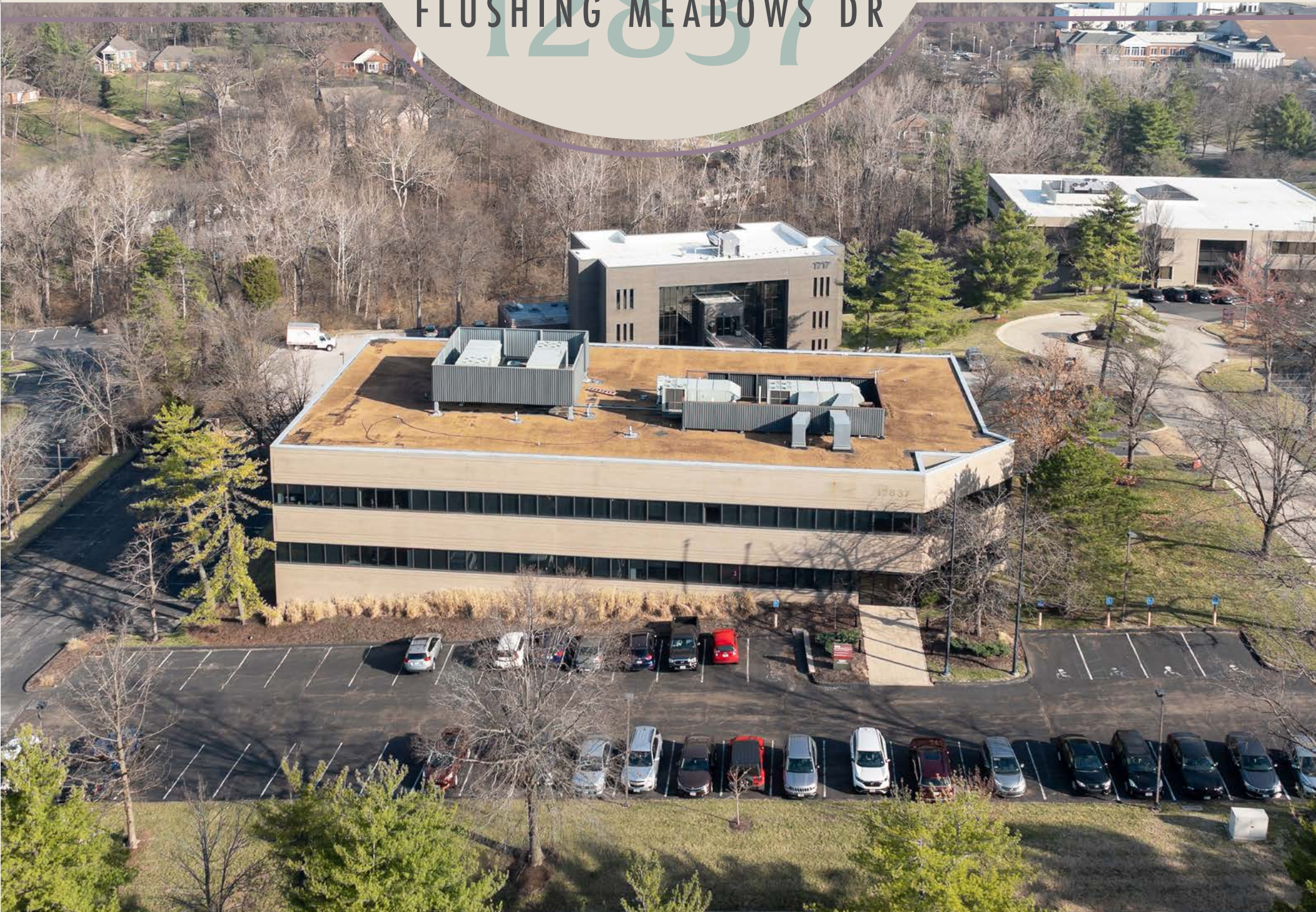


CBRE

FOR SALE | OFFICE BUILDING

12837
FLUSHING MEADOWS DR
TOWN & COUNTRY, MO

12837 FLUSHING MEADOWS DR



The Offering

CBRE, Inc. is pleased to present the opportunity to acquire the 100% fee simple interest in a two (2) story, 28,156 square foot office property located in the highly desirable Manchester/270 submarket of the St. Louis MSA. 12837 Flushing Meadows Drive can be made available in its entirety for a full building owner-user purchase, or should a buyer desire to occupy less space it can be sold partially occupied with income from leases with the University of Missouri System as a tenant.

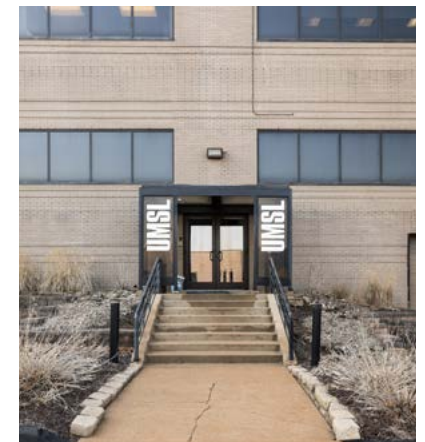
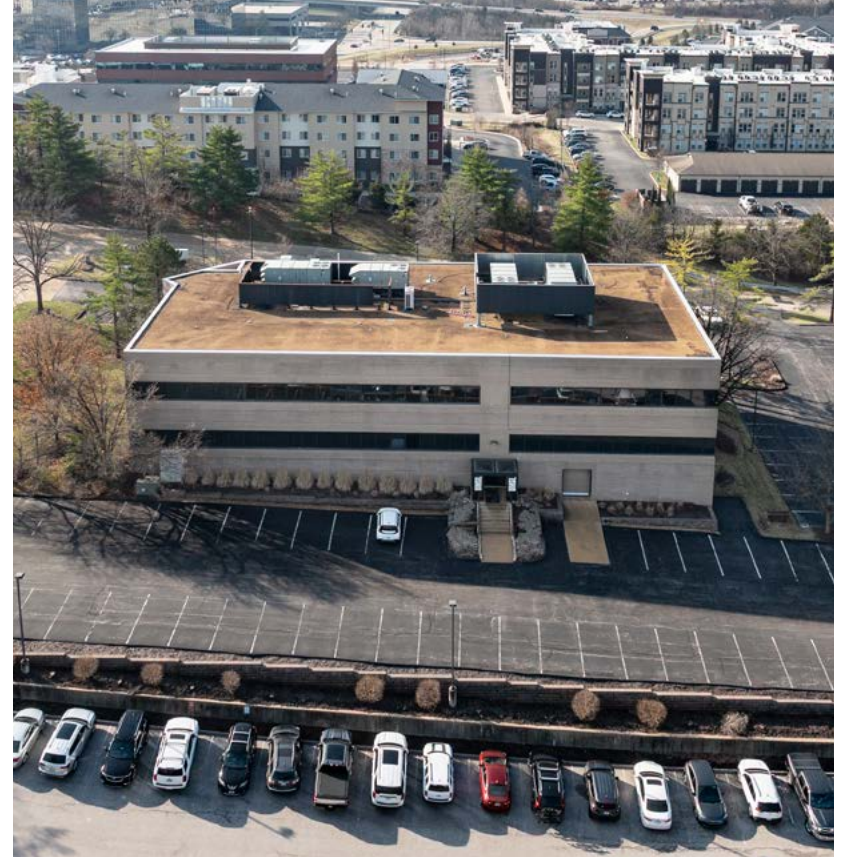
Prominently located in the municipality of Town and Country, the asset is close to numerous notable corporate users (including Edward Jones' corporate headquarters, SSM Healthcare's corporate headquarters and Charter/Spectrum Communication's regional headquarters.) In addition, one of the MSA's premier indoor retail shopping destinations, the 1.2 million square foot West County Center is located just one (1) mile to the southeast of the subject property. Tenants and visitors alike will enjoy the many shopping and dining options near 12837 Flushing Meadows Drive.

The Property was built in 1982 and features masonry construction and an outstanding parking ratio of approximately 4.71 cars per 1000 sf. The property's 14,000 sf floorplates are easily adaptable for single and multi-tenancy. The building's location affords excellent access to and from Interstate 270, Interstate 64 (located 2.5 miles to the North), Interstate 44 (located 5 miles due south), and Manchester Road, one of St. Louis's most heavily traveled thoroughfares that sees traffic counts greater than 20,000+ cars per day.

FINANCIAL TERMS

The Property will be sold free and clear of any debt

CONTACT BROKERS FOR PRICING



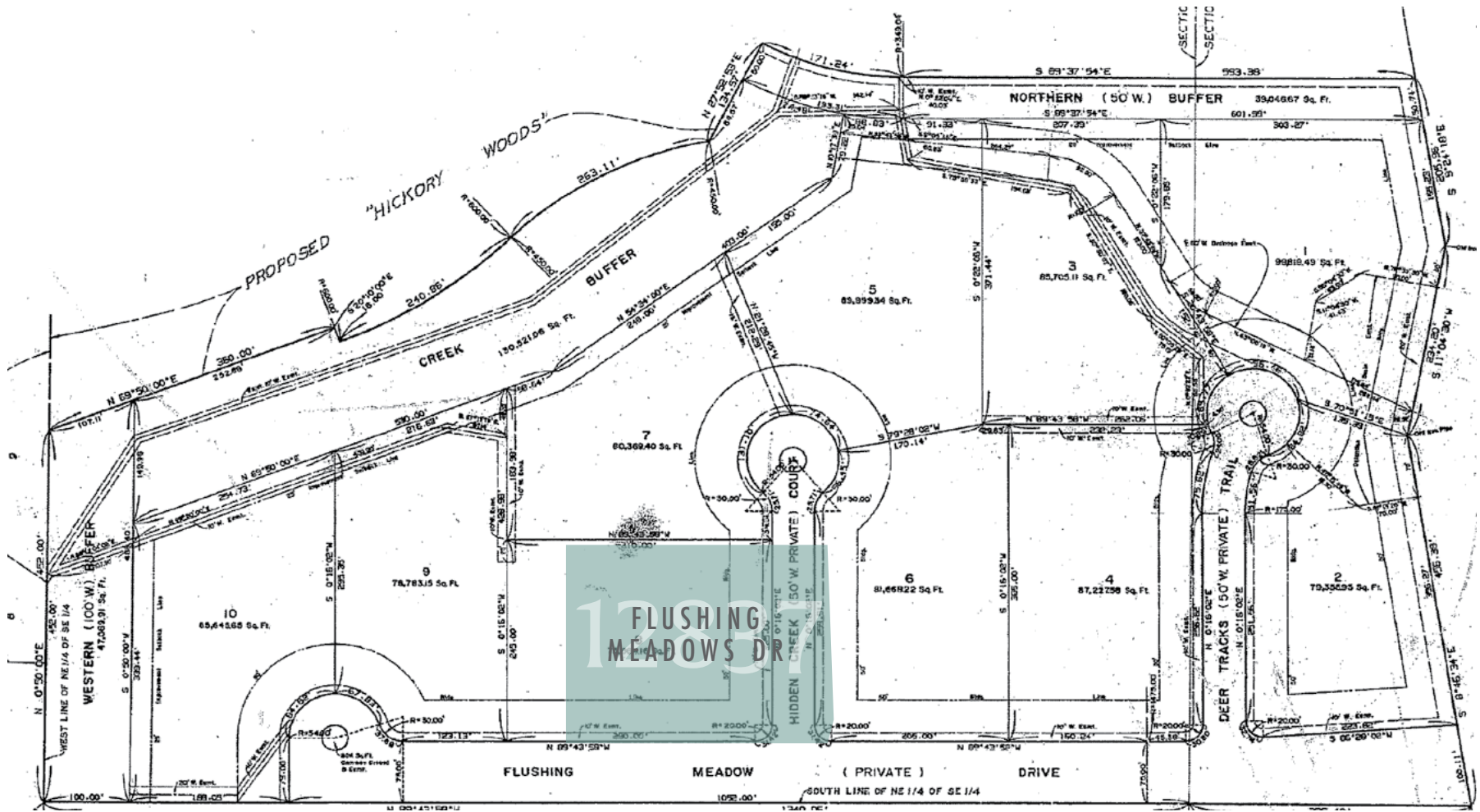
Property Overview

Address:	12837 Flushing Meadows Drive
City, State, Zip Code:	Town and Country, MO 63131
Submarket:	Manchester/270
Rentable Square Footage:	28,156 RSF
Year Built / Renovated:	1982
Floors:	2
Land Area:	1.74 acres
Zoning:	Office - City of Town and Country
Tax Locator Number:	210-21-0170
Parking Spaces:	132 spaces (4.71 per 1000 sf)
Type of Construction	Steel Frame & Masonry
Elevators	One (1) Dover Hydraulic w/ 2,000 lbs capacity
Sprinklered	Yes
HVAC	Four Trane units (one thirty ton , two forty ton and one fifty ton)



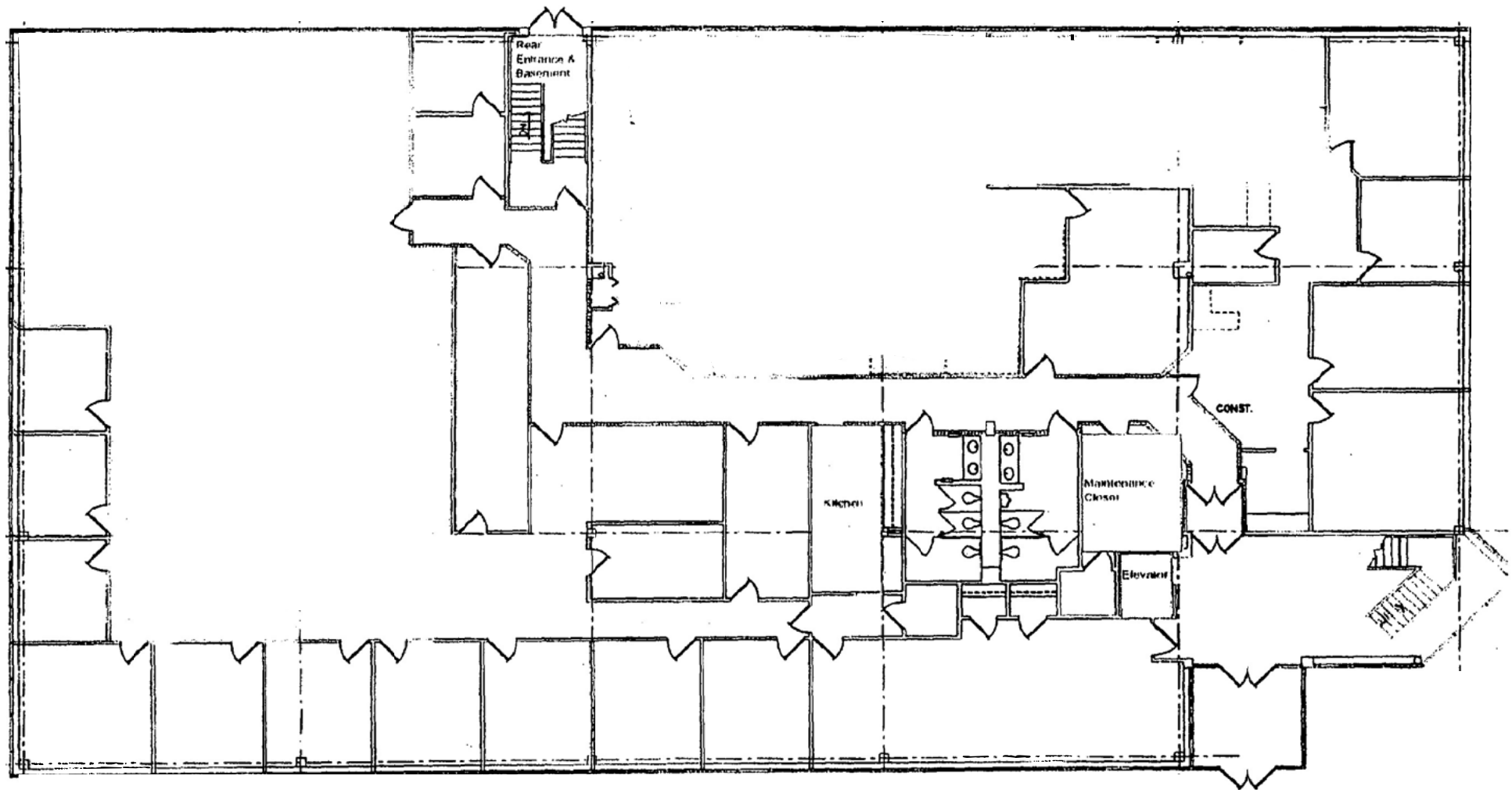


SUBDIVISION PLAT

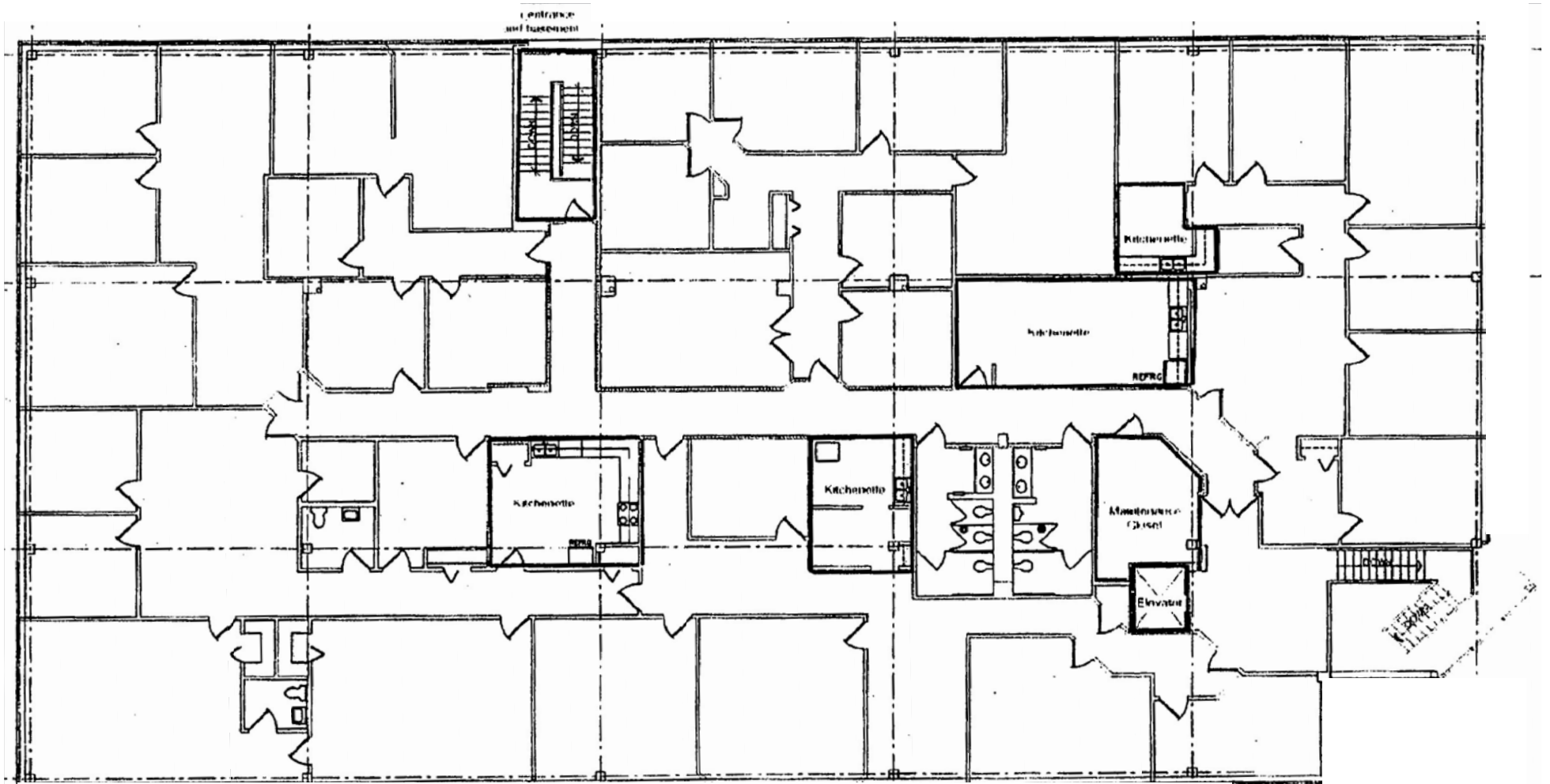


Interstate 270

FIRST FLOORPLAN



SECOND FLOORPLAN



Trade Aerial

TOWN & COUNTRY, MO

12837
FLUSHING MEADOWS DR



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CBRE

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