

FOR LEASE

2070 Little Hills Expy, St. Charles, MO 63301




PROPERTY SUMMARY

OFFICE BUILDING

- 41,125 sf Office Building
- Property Includes; generator, UPS back-up and IT Rooms
- Building 100% renovated in 2020
- 4 Online UPS XTREME power conversion P91, 5KW, 6KW, and 10kW
- 269 Parking spaces on 4.754 Acres
- Excellent signage opportunity along Hwy 370
- **LEASE RATE: \$10.50 psf NNN**




 Listing Agent **Scott Shockley**

 Cell **314-280-3876**

 shockley@shockleycommercial.com

 Listing Agent **Trevor Shockley**

 Cell **314-280-5037**

 trevor@shockleycommercial.com



501 First Capital Dr. Suite 5,
St. Charles MO 63301

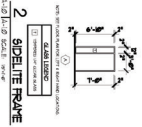
 Office **636-946-9753**

 www.shockleycommercial.com

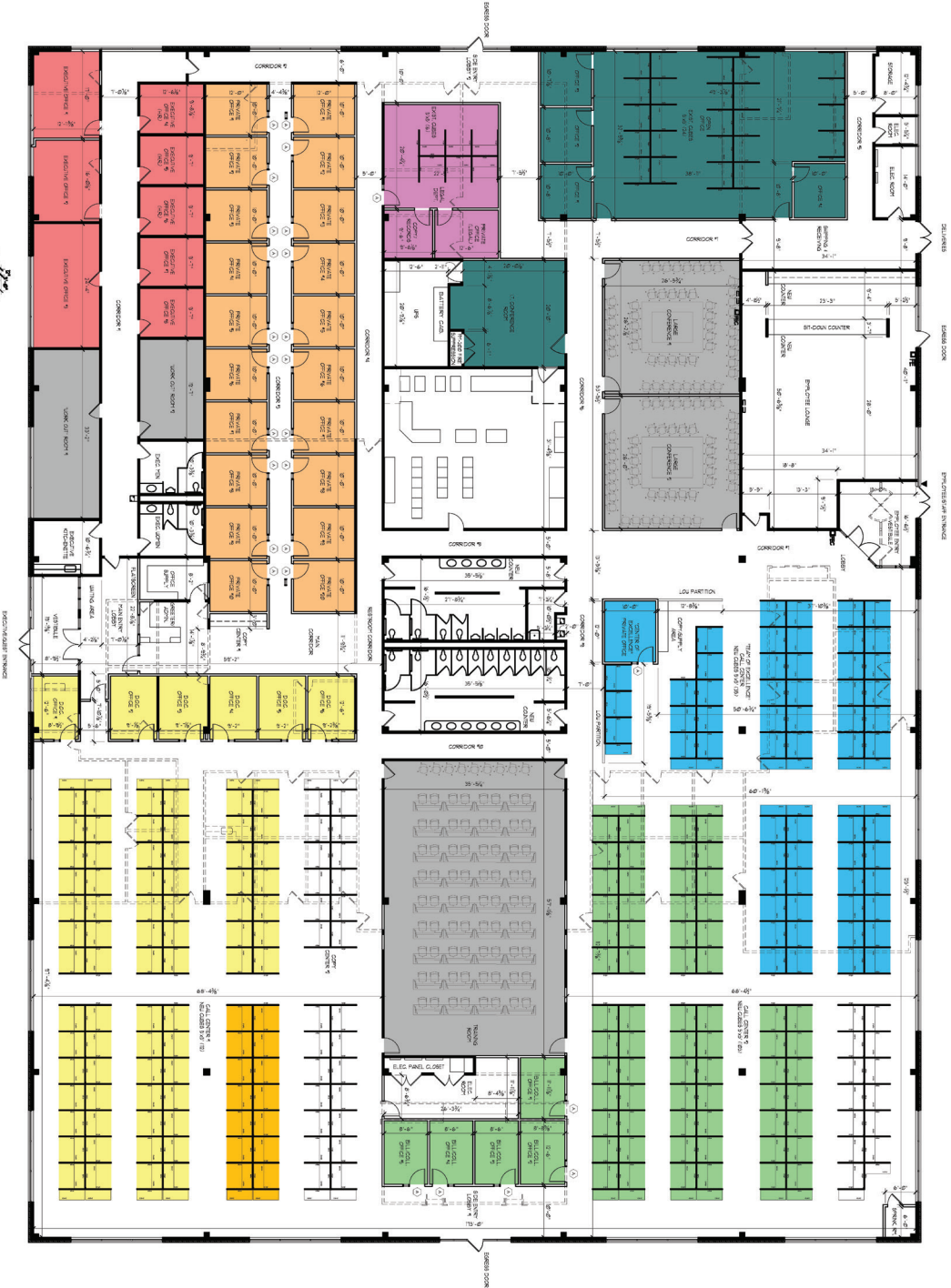
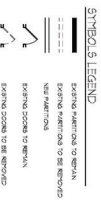
ADDITIONAL PHOTOS



FLOOR PLAN



1 FLOOR PLAN - CONCEPT 1/4"=1'
A1/2 Laid Scale 3/8"=1'



Project Name	CONCEPT FLOOR PLAN
Project No.	11/04/18
Revision	
Scale	A-1:0
Date	02/20/20
Author	
Checker	
Designer	
Project Manager	

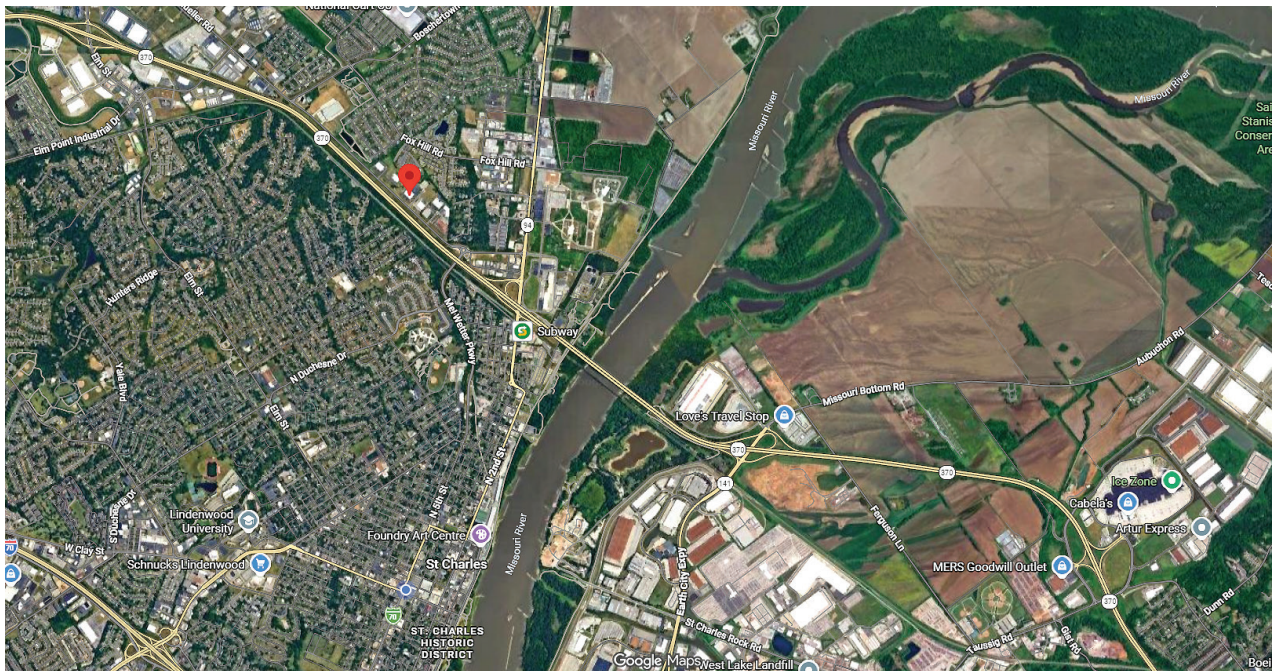
NUMOTION
20 CORPORATE HILLS DRIVE
ST. CHARLES, MISSOURI 63301

SHOCKLEY COMMERCIAL PROPERTIES
505 FIRST CAPITOL DRIVE
ST. CHARLES, MISSOURI 63301

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PROPERTY LOCATION



370 Corporate Center is located in the most desirable area of St. Charles, fronting along Little Hills Expressway and exposed along Hwy 370, just West of Hwy 94 North. This beautiful office building is a gem sitting in the middle of corporate and commercial growth and just minutes from St. Louis Lambert International Airport.