



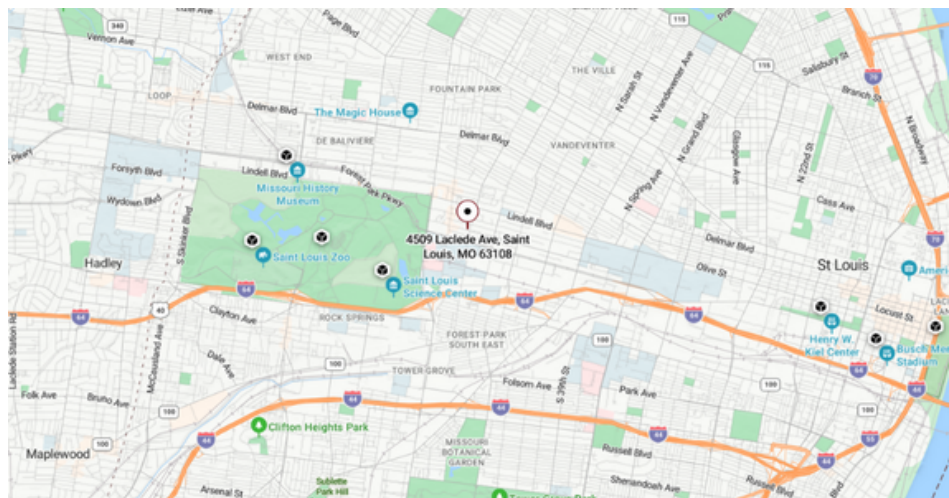
## **For Sale: Two Office Buildings in the CWE. Price: \$2,400,000.**

- Income producing office buildings
- 12,200 SF combined • .52 acre lot
- 28 car parking, private & adjacent
- Rare commercial property in CWE
- Near BJC, Wash U Medical, Cortex

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Information contained herein was obtained by reliable sources we considered reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from market or change in price. Seller and Broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



**For Sale: Two Office Buildings  
in the CWE. Price: \$2,400,000.**

### **Commercial Property**

Property features 5 office condos amongst two buildings. This .52 acre lot in the CWE includes adjacent, private 28 car parking.

### **Major Employers**

1 block from BJC (St. Louis' #1 employer) and the Washington University Medical Campus. Near Cortex Innovation District.

### **Nearby Amenities**

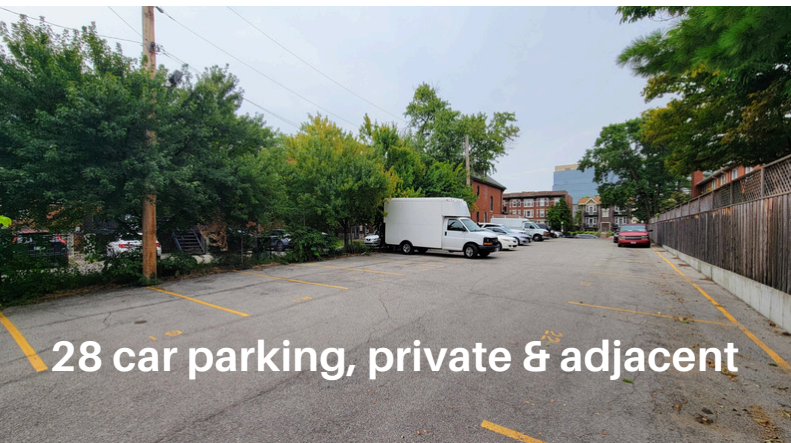
Walk to Whole Foods, Shake Shack, Panera in CWE. Near Forest Park to the west, SLU is to the east, and The Grove is to the south.

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