

For Sale

NAIDESCO

1000 Edgewater Point Dr
Lake St. Louis, MO 63367



Property Highlights



For Sale
28,200 SF on 1.62 AC



**Multi-Tenant
Office Building**



**Easy Access to
I-64/I-40 & I-70**



Sale Price:
\$2,690,000

For more information, please contact:

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Property Features

- 28,200 SF Multi-Tenant, Class A boutique office building on 1.62 AC
- Excellent Investor or Owner/User Opportunity
- Built in 1990, renovated in 2018
- 91.3% Occupied
- Elegant lobby with high end finishes throughout
- Elevator served and sprinkled
- Ample parking with easy building access
- Great St. Charles County location provides quick access to I-70 & I-64/I-40
- Gorgeous lake views from inside and outside; unique to the St. Louis / St. Charles market

 **Sale Price: \$2,690,000**



Suite 200 - Lobby



Suite 200 - Office



Suite 301 - Reception



Suite 301 - Office

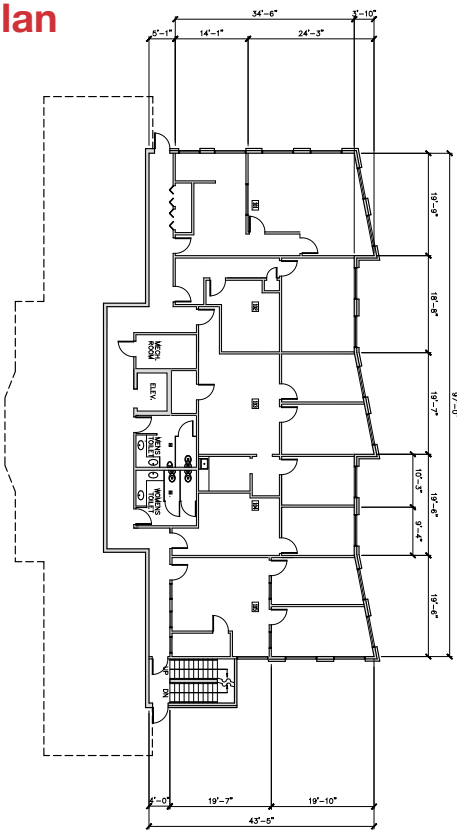


Suite 307 - Reception

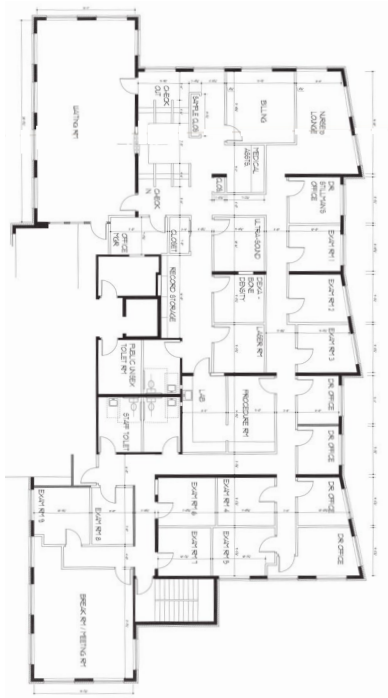


Suite 307 - Office

1st Floor Plan



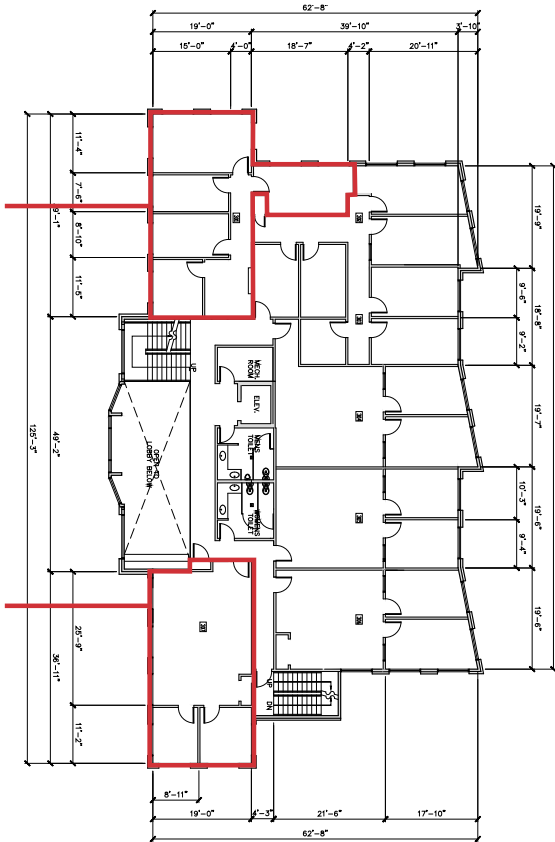
2nd Floor Plan



3rd Floor Plan

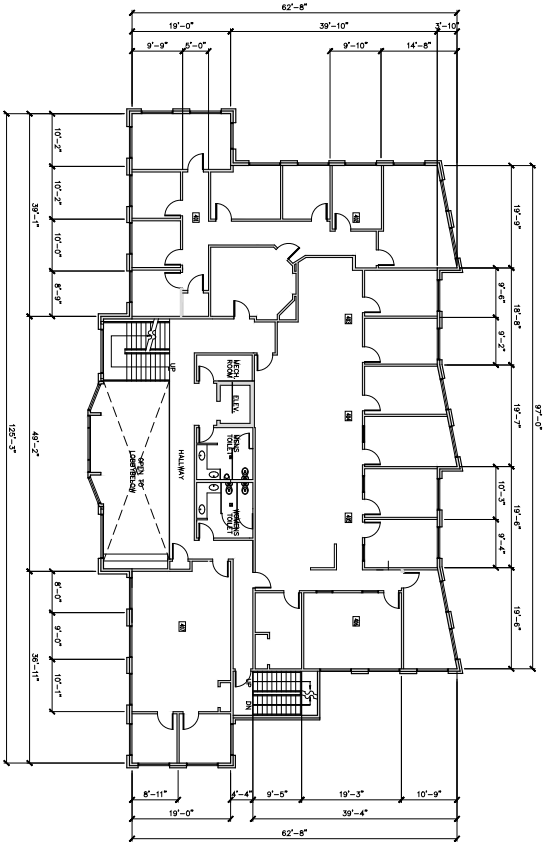
Leasable Vacancies: 732 - 1,021 SF

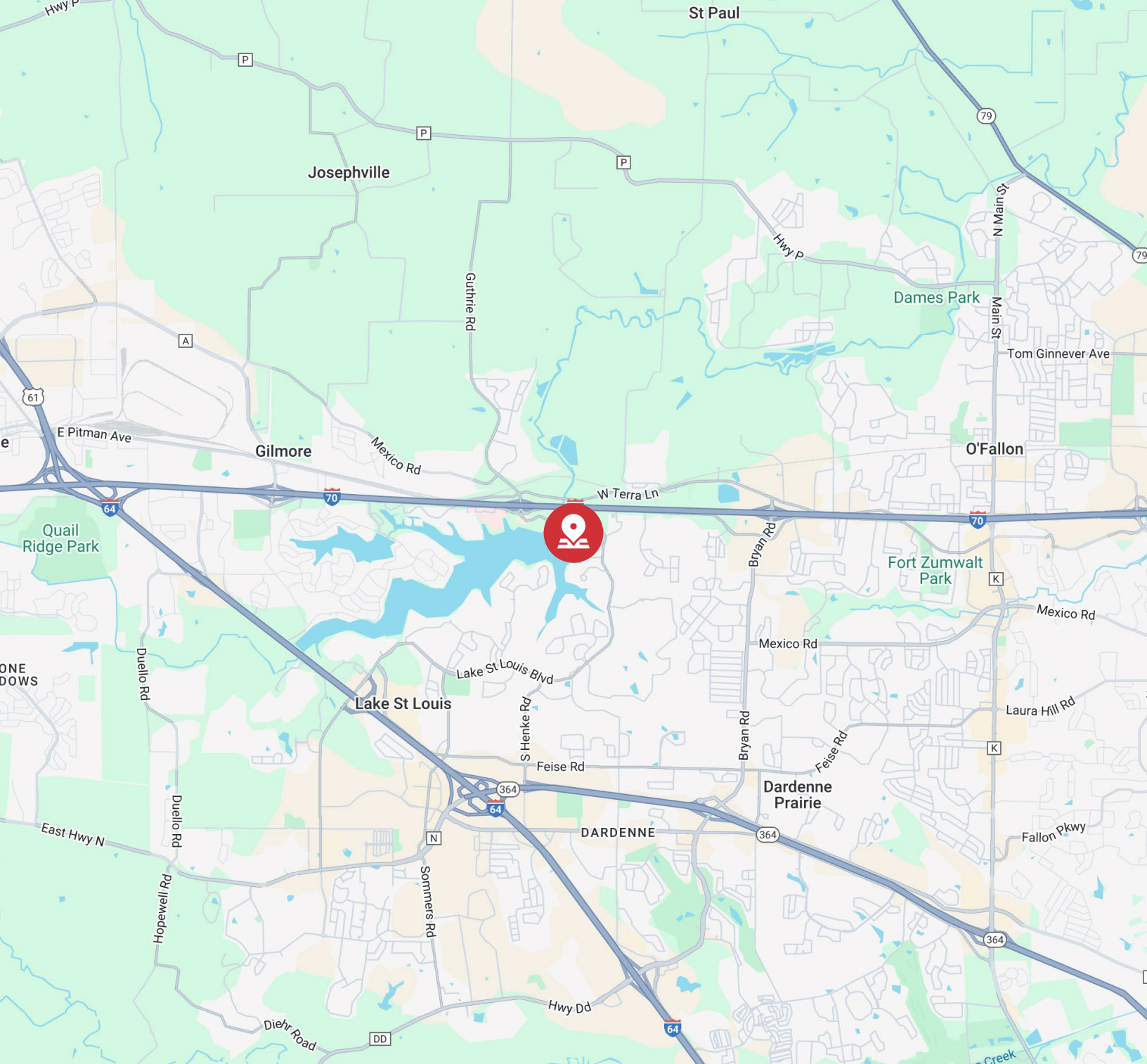
Suite 301
1,021 SF



Suite 307
732 SF

4th Floor Plan





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