

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:

Matt Ruck, CCIM
NAI DESCO
c (314) 409 - 8676
mruck@naidesco.com

Tony Bosworth
TB Realty & Development
c (314) 239-4333
tonyb@tbr-d.com

NAIDESCO
8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com

TB TB Realty &
Development
1380 White Rd.,
Chesterfield, MO 63017
(636) 422-8919
br-d.com

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



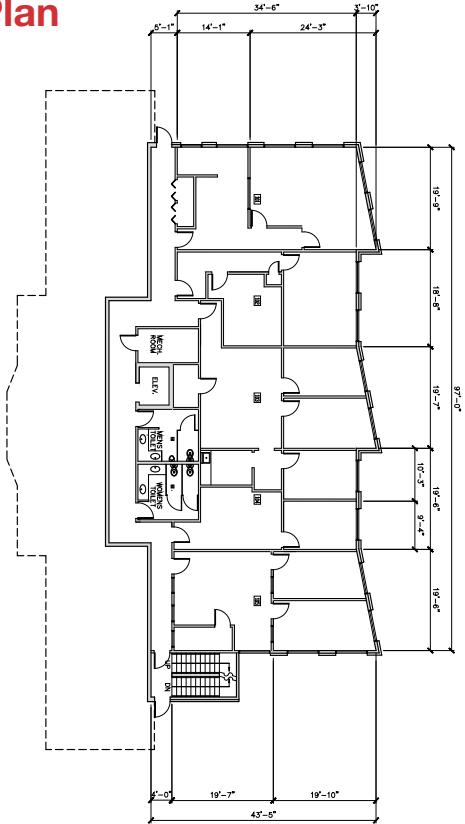
Suite 307 - Reception



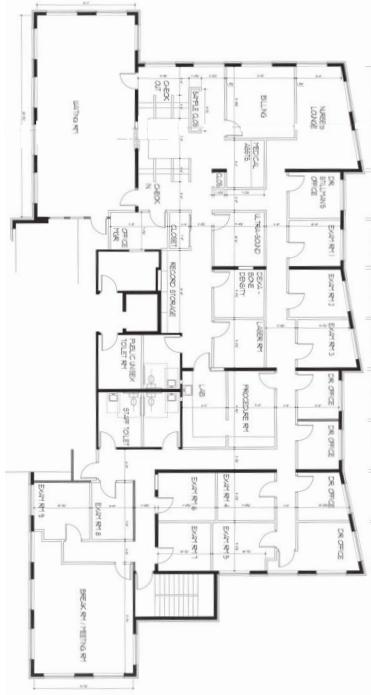
Suite 307 - Office

Floor Plans

1st Floor Plan

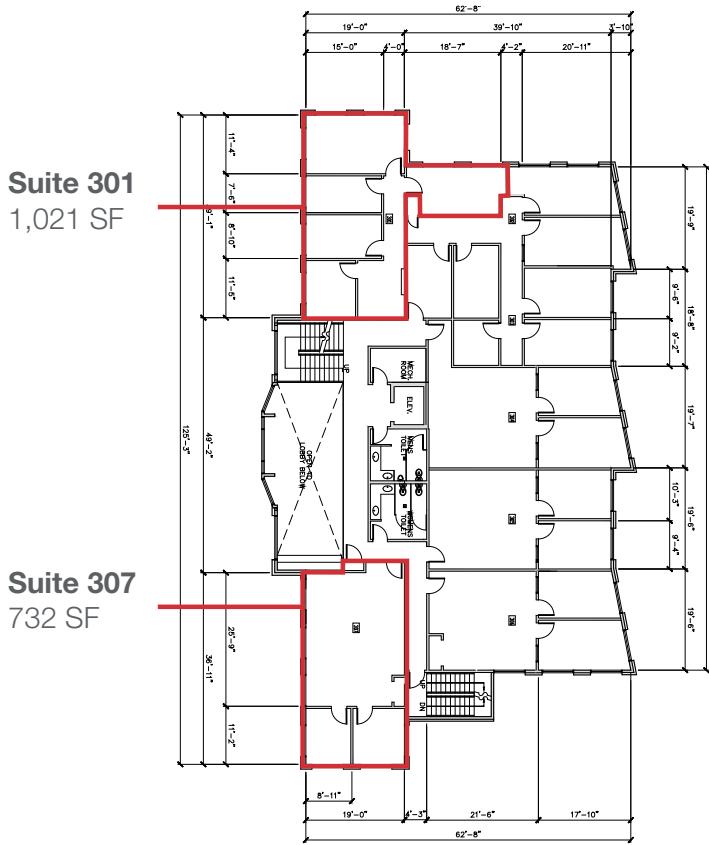


2nd Floor Plan

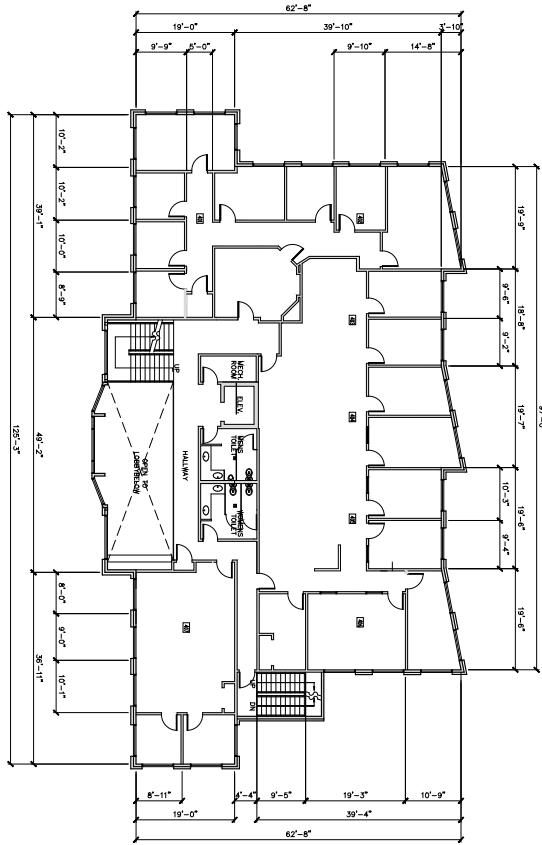


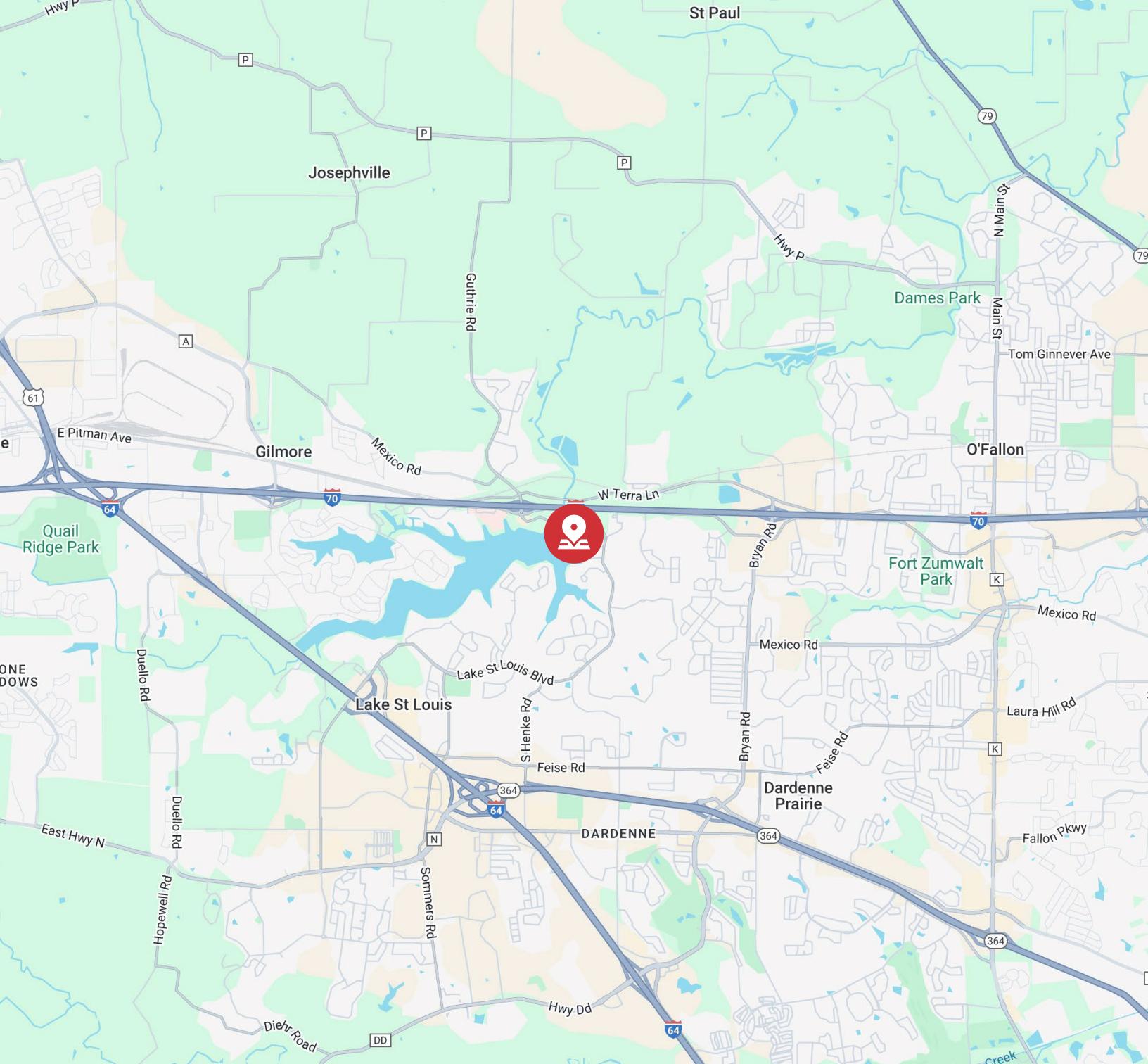
3rd Floor Plan

Leasable Vacancies: 732 - 1,021 SF



4th Floor Plan





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d (314) 994 - 4445
c (314) 409 - 8676
mruck@naidesco.com



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c (314) 239-4333
tonyb@tbr-d.com



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