

# FOR SALE

**10775 WATSON RD**  
SUNSET HILLS, MO 63127



**100%  
Leased**



**Building Size:  
4,345 SF**



**Signalized  
Intersection**



**In the heart of Sunset  
Hills office market**



**Contact Broker  
for Pricing**

**Grant Mechlin, CCIM**  
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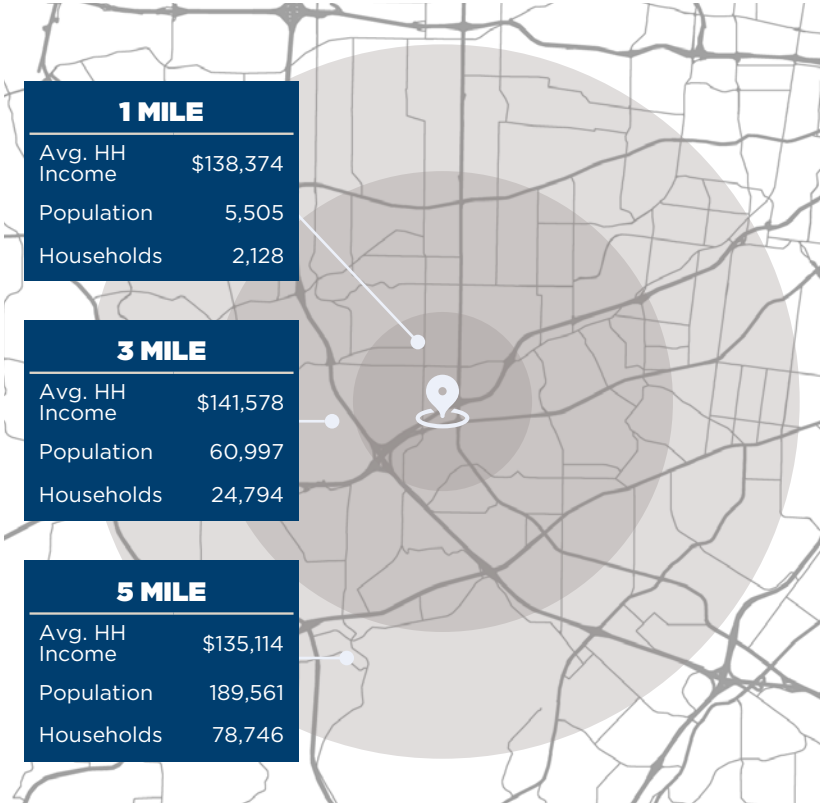
## Property Features

- Located at signalized intersection of entrance to Plaza at Sunset Hills & Sunset Hills Office Park
- Area Retailers include: Bass Pro Shops, Old Navy, Home Depot, Five Below, Marshalls, and PetSmart
- Located in the heart of Sunset Hills office market with approximately 2 million square feet of office

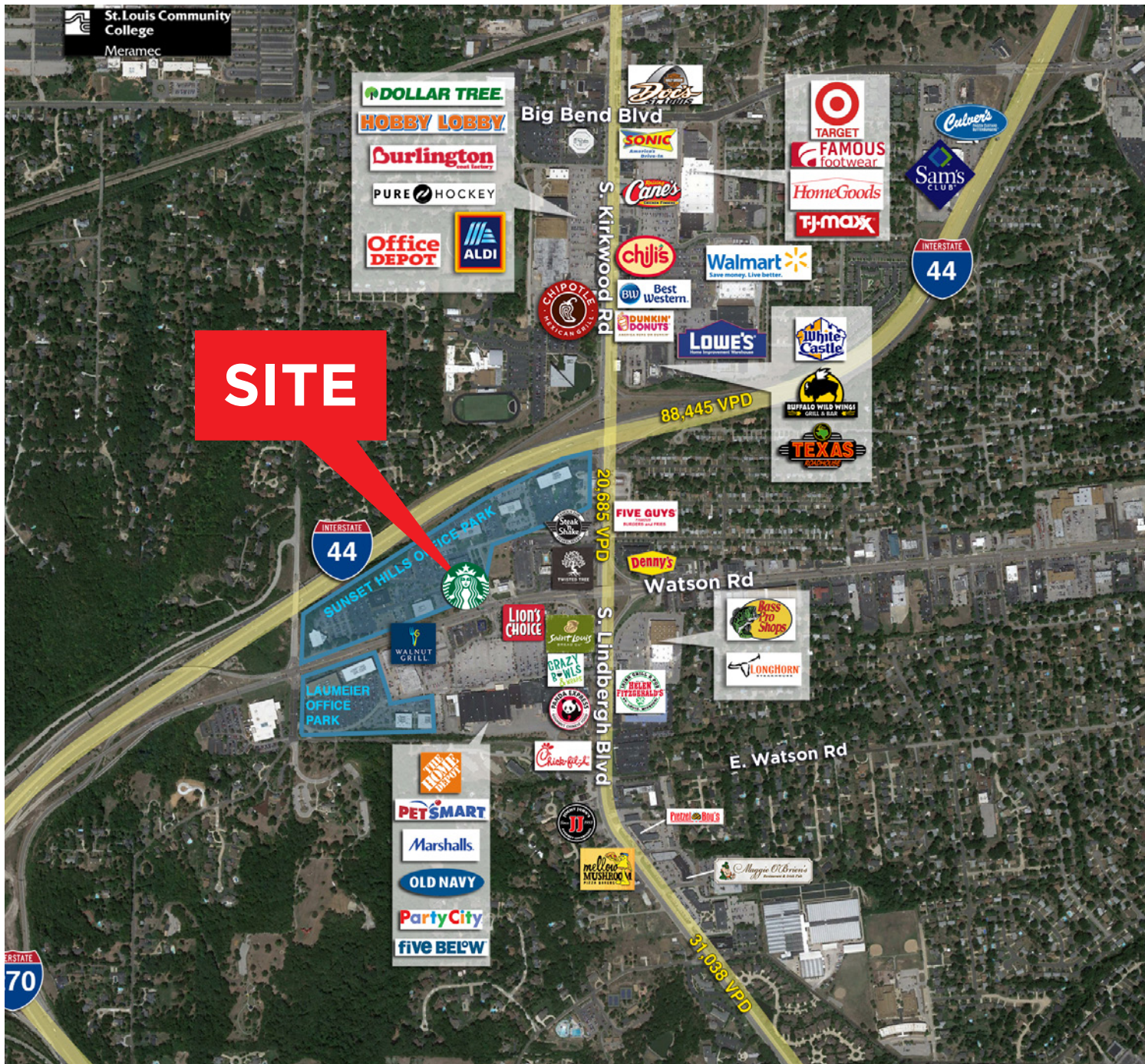
## Tenant Index

TENANT	SF
Victory Men's Health	2,695
Starbucks	1,650
<b>Total</b>	<b>4,345</b>

## Area Demographics







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