

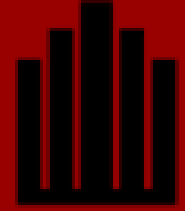
3675 W Outer Road · Arnold MO · 63010

FOR SALE: \$1,750,000.00

9.48% CAP RATE VALUE-ADD INVESTMENT OPPORTUNITY



STEPHEN F.  
**BAHN**  
COMMERCIAL REAL ESTATE SERVICES

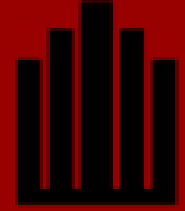


# INVESTMENT OFFERING

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- **Sale Price: \$1,750,000**
- **Sale Price/SF: \$68/SF**
- **CAP Rate: 9.48%**
- **Net Operating Income: \$165,947**
- **Occupancy: 92%**
- **Anchor Tenant Stability: State of Missouri has occupied for 24 years**

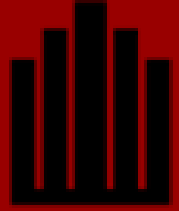




## OFFERING SUMMARY

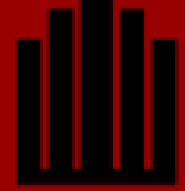
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- 25,558 SF office building situated on 3.65 acres with excellent visibility along I-55.
- Ideal for an investment buyer seeking a value-add opportunity, this property offers an attractive 9.48% cap rate based on in-place NOI, below-market rents with upside potential, and a low basis for future value creation.
- Anchored by the State of Missouri, a long-standing tenant with 24 years of continuous occupancy and a newly signed lease agreement.
- Value-add potential through lease-up of vacant suite, capturing higher market rents, and securing longer-term leases with annual rent escalations.
- Great visibility and access with 115,000+ combined vehicles per day on I-55 and 15,000+ vehicles per day at on W Outer Rd.
- Located in Arnold, a high-growth submarket of Jefferson County with strong demand for office and service tenants.
- Location near major highways and residential communities makes property attractive to both employers and state agencies.
- Surrounded by retailers including Target, Walmart, Schnucks, Home Depot, McDonalds, Culver's, Taco Bell, and many more.



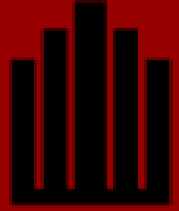
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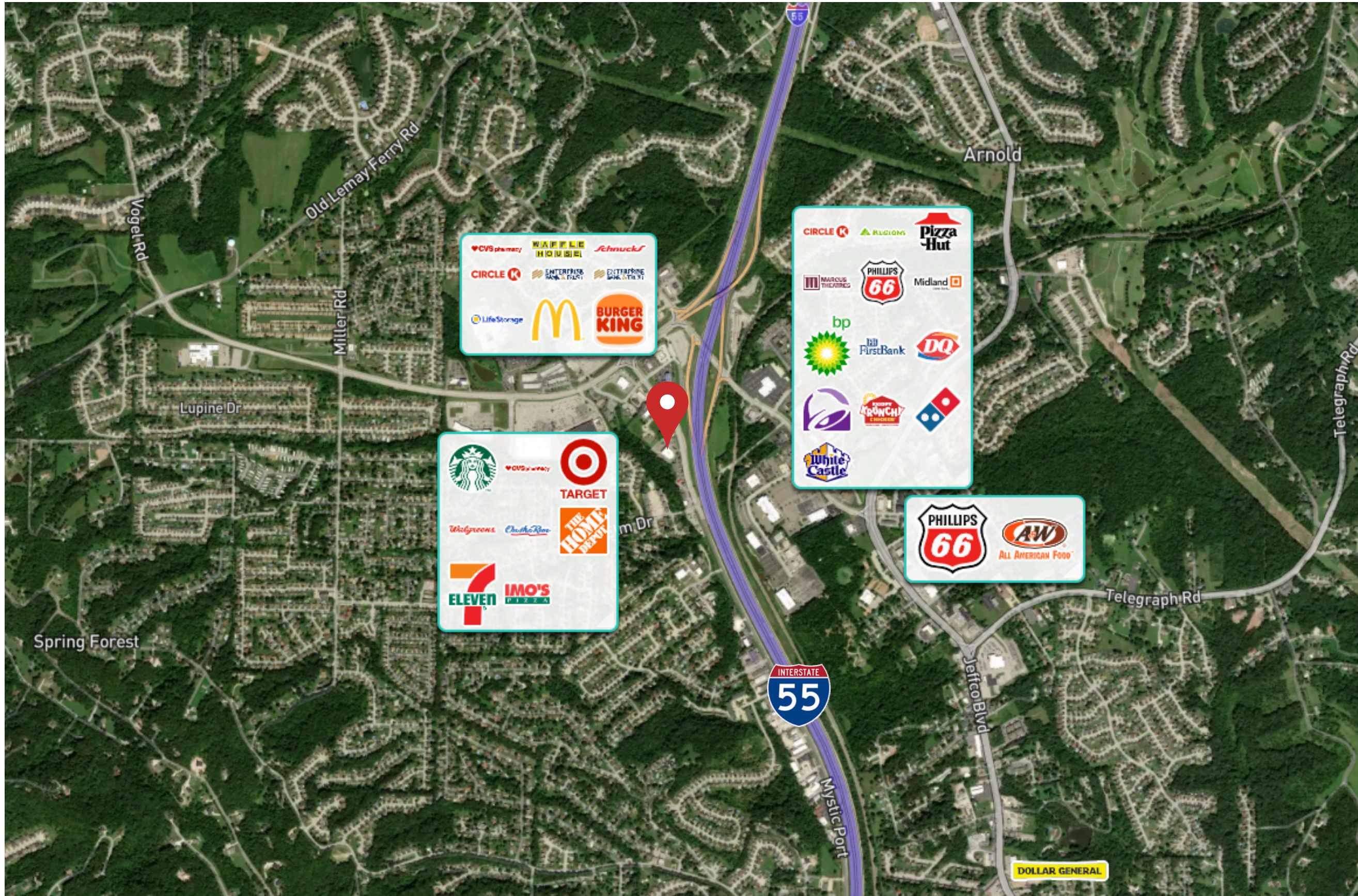
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# LOCATION



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