

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



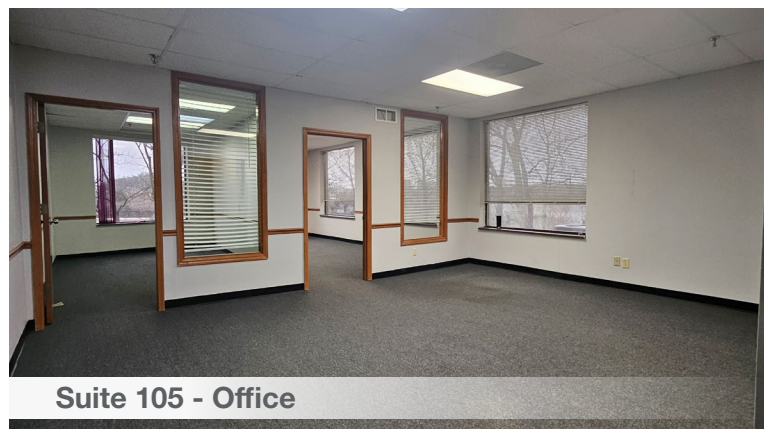
Suite 301 - Reception



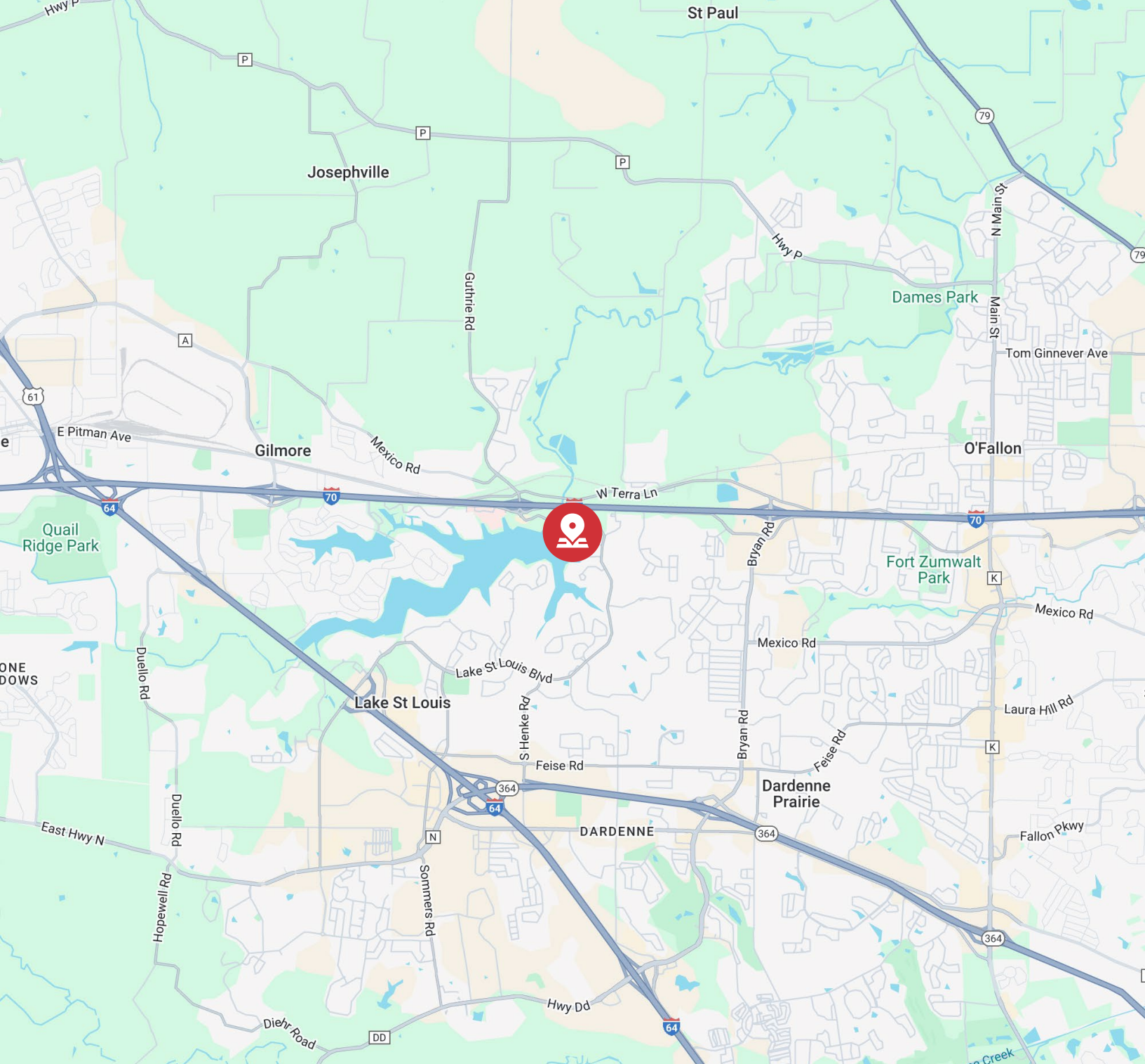
Suite 301 - Office



Suite 307 - Reception



Suite 105 - Office



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