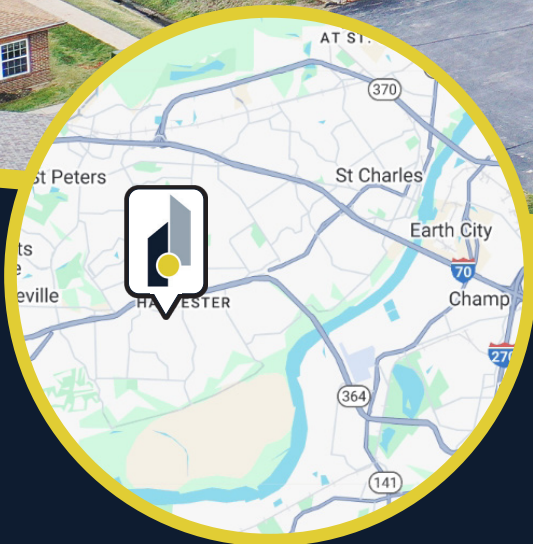


WOODSTONE PLAZA

FOR LEASE



3910–3930 S. Old Hwy. 94
Saint Charles, MO



Property Features



- 242-2,336 SF available for lease
- High-trafficked center
- Ample parking
- New professional ownership
- Generous zoning to allow for numerous different retail or office uses



- **QSR outlet opportunity available. Contact broker for details.**

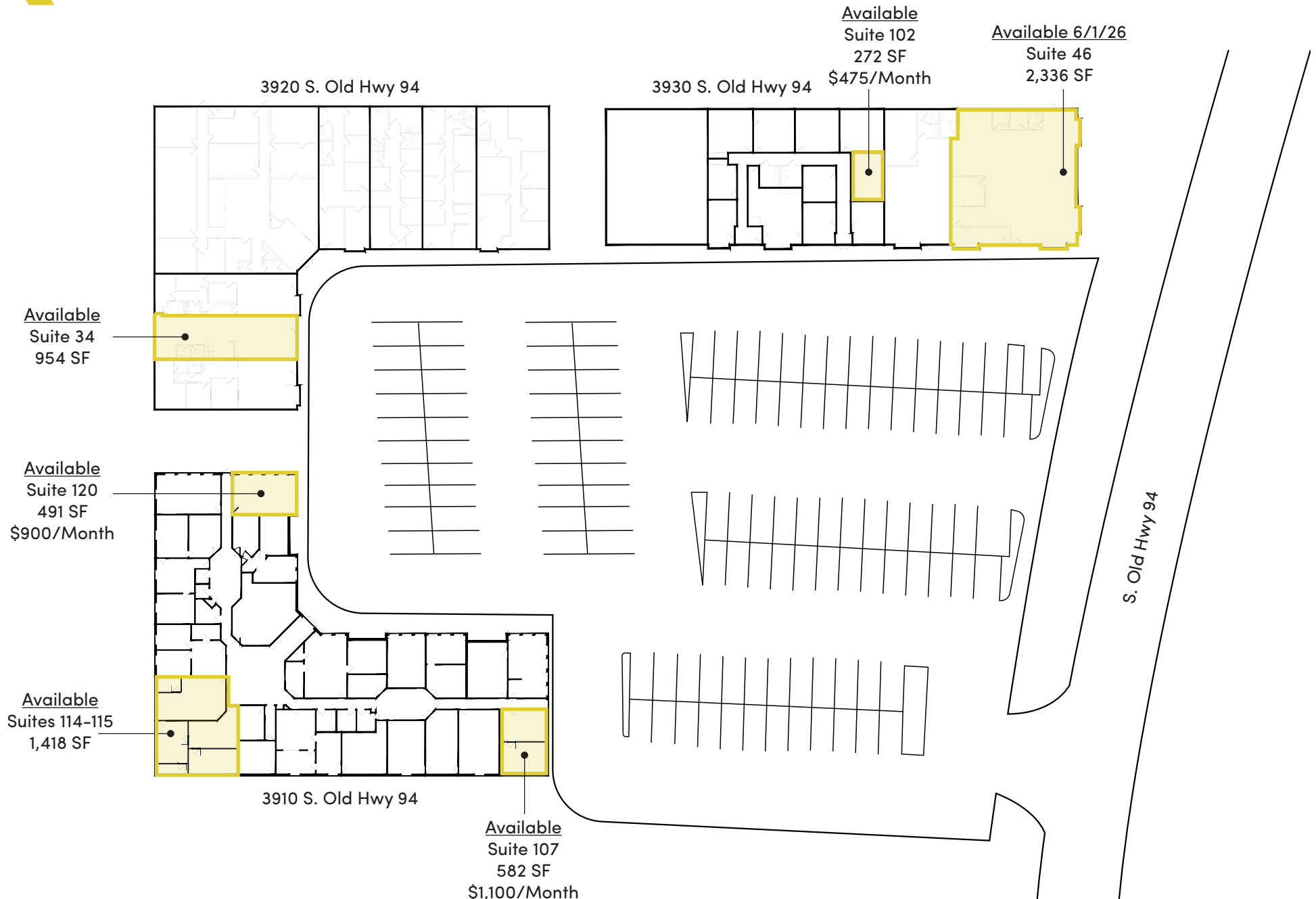


- Situated along S Old Highway 94, just minutes off MO-364, with excellent visibility and high traffic counts
- Multiple new residential and commercial developments in the immediate vicinity of the property
- Located in the thriving St. Charles County, which is projected to be the third largest county in Missouri by 2030

FOR LEASE
\$22.00 SF/YR
(FULL SERVICE)

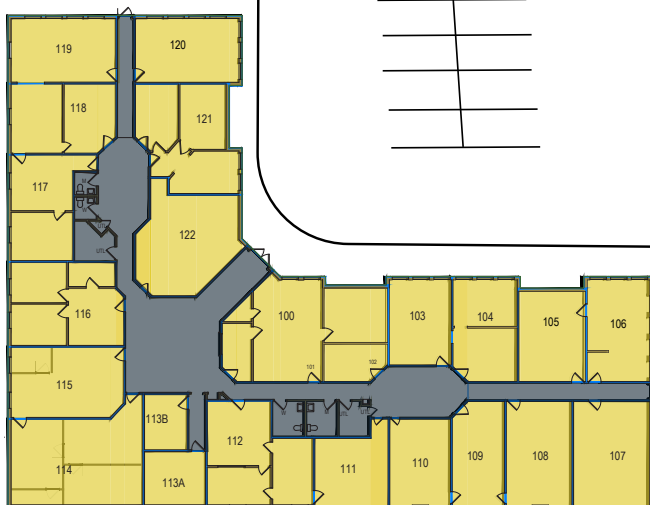


Site Plan



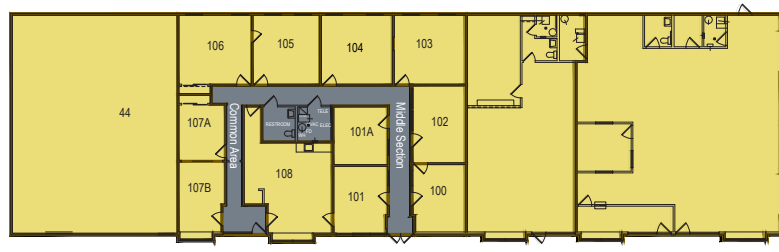
Office Suites

BUILDING 3920



BUILDING 3910

BUILDING 3930



3910 Suites	SQFT	Monthly Rent
100-101	697	\$1,350.00
102	370	\$675.00
103	382	\$775.00
104	461	\$900.00
105	431	\$850.00
106	474	\$925.00
107	582	\$1,100.00
108	490	\$900.00
109	382	\$700.00
110	380	\$700.00
112	678	\$1,250.00
113A	242	\$450.00
113B	171	\$300.00
114-115	1,418	\$2,600.00
116	647	\$1,175.00
117	503	\$925.00
118-119	1,003	\$1,850.00
120	491	\$975.00
121	676	\$1,325.00
122	651	\$1,300.00

3930 Suites	SQFT	Monthly Rent
102	272	\$475.00
103	330	\$600.00
104	329	\$600.00

Additional Photos & Area Map



TRAFFIC FLOW & RETAIL MAP

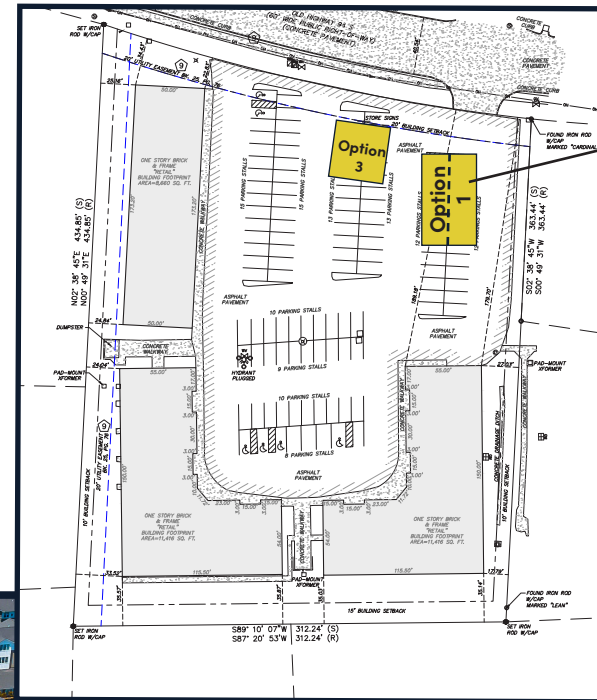


QSR OUTLOT OPPORTUNITY - Positioning & Development



Drive-Thru & Development Ready

- Easy ingress/egress for morning commuters.
- Build-to-suit or ground lease options available.
- Multiple site locations available.



Option 2
Is only below the dotted line of Option 1.

Leasing Contacts



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