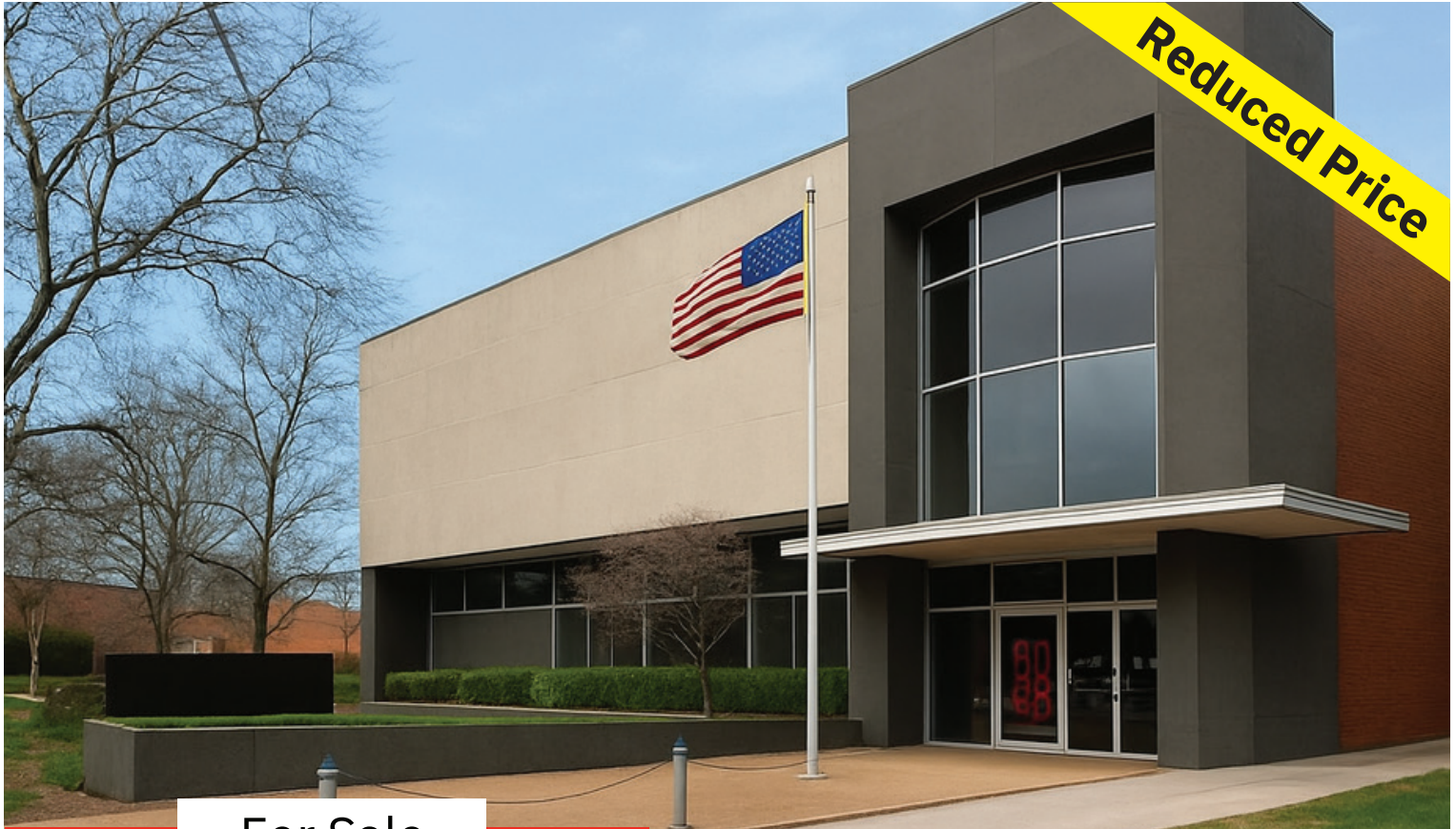


FOR SALE

13,000±Office/Flex Space

Premier Central West End Location
4331 Lindell Blvd
St. Louis, MO 63108



For Sale

Sale Price:

~~\$1,395,000.00~~

Reduced Price:

\$1,199,000.00

- Motivated Seller - Make an Offer
- Excellent User/Investor Opportunity
- Priced Below Appraisal = Instant Equity
- Great CWE Location
- Rare Opportunity in This Premier Location
- 28 Car Parking
- Elevator Served
- Access to SLU, Cortex and Washington U Medical
- Potential Residential Conversion



Contact

Jeff Altvater

jaltvater@hillikercorp.com

314-781-0001



Hilliker Corporation | www.hillikercorp.com | 314-781-0001

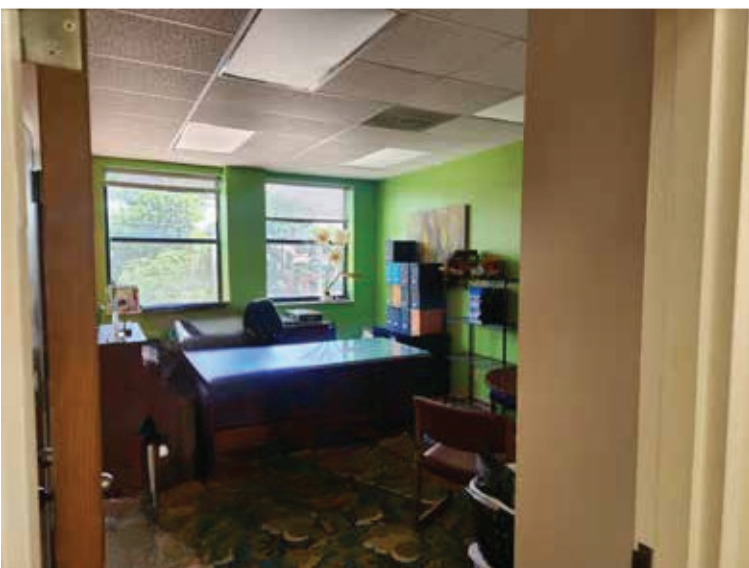
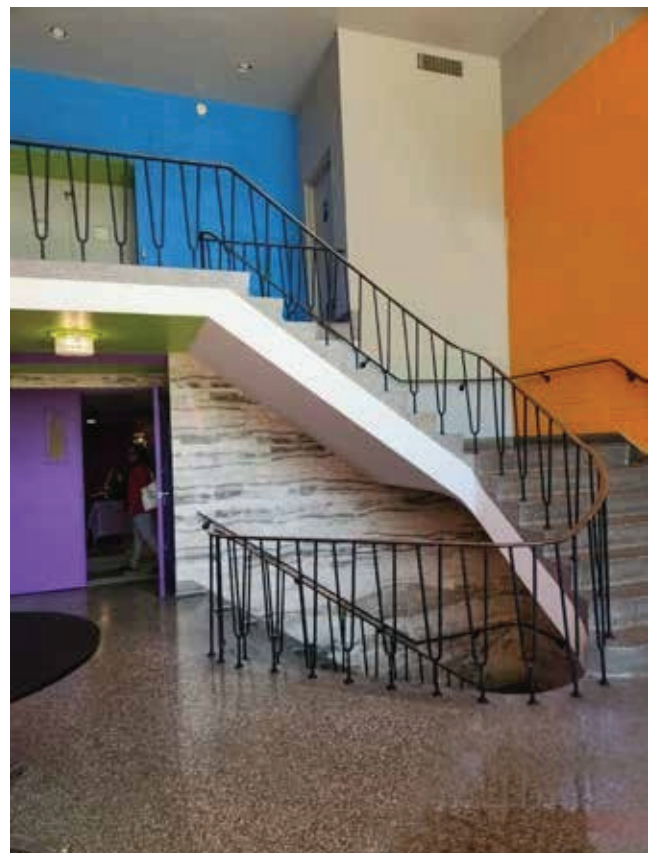
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully. Individual Membership in the Society of Industrial and Office Realtors.



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13,000±Office/Flex Space

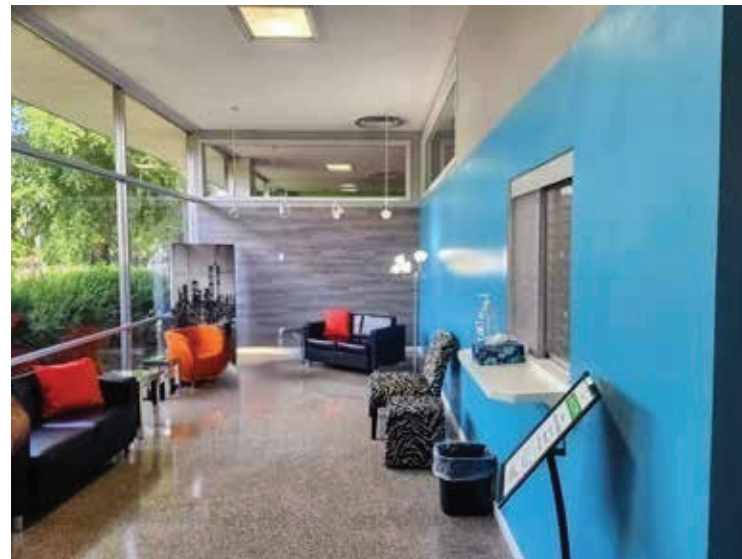
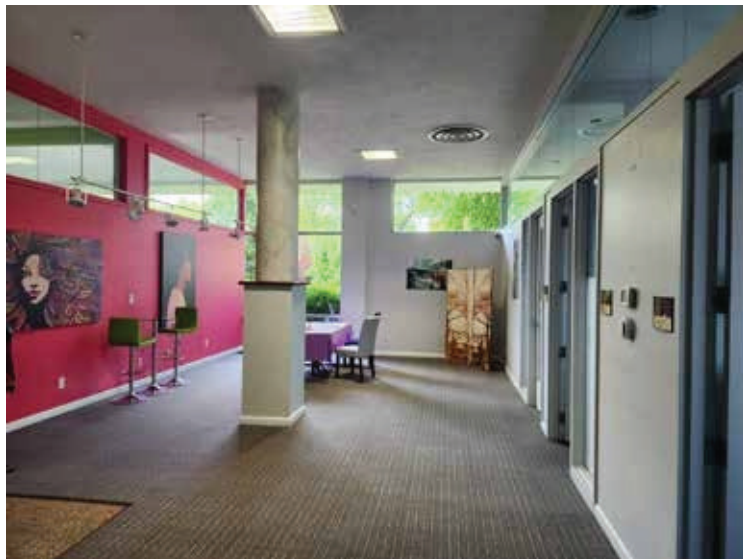
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