

FOR SALE: PARAQUAD CENTER

Multi-Tenant Office/ Service Center Building

Forest Park

Science Center



HILLIKER

CORPORATION®



5200-5240 Oakland Ave. St. Louis, MO 63110

- 119,568 Total Square Feet
- Mix Of Offices, Retail & Service Center Spaces
- 7 Current Tenants:
 - Paraquad, Inc.
 - Civil Design Engineers, Inc.
 - Washington University
 - Modern Brewery
 - Ten by Three
 - St. Louis Behavioral Medicine Institute
 - Therapeutic Specialties
- 1 Vacancy (10,252 Sq.Ft. Office)
- Exceptional I-64 Frontage and Exposure
- Across From Forest Park and Adjacent to St. Louis Community College, Highlands at Forest Park, St. Louis Science Center, and SLUH
- 4.68 Acre Site
- Est. NOI: \$788,000.00

For Sale: \$8,875,000.00
(\$74.22/Sq.Ft.)
9.1% CAP Rate on current proforma

Contact:
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(Rent Roll & Income/Expense Upon Request)



314 781 0001

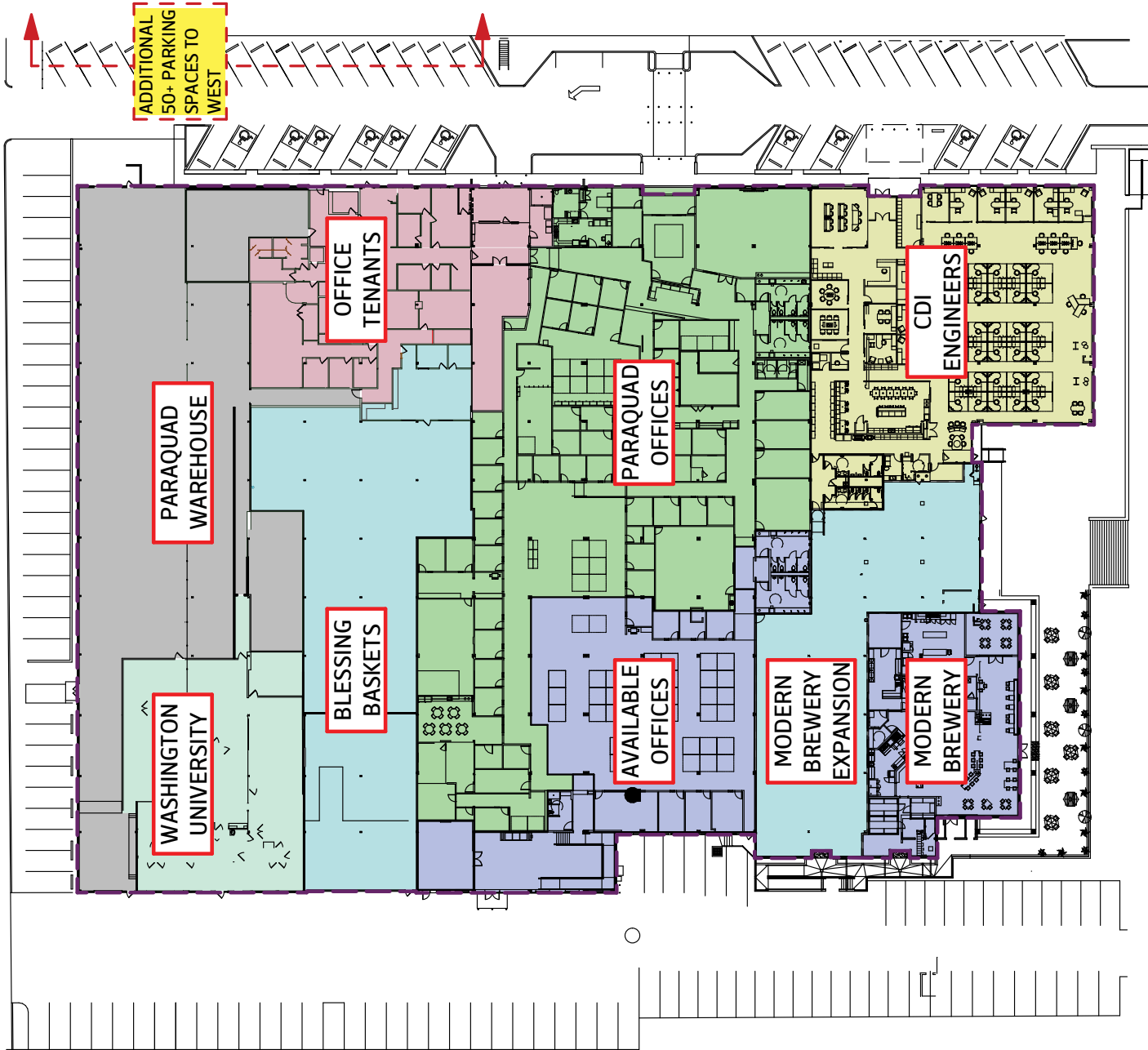
Commercial Real Estate
1401 S. Brentwood Blvd. Suite 650
St. Louis, MO 63144
www.hillikercorp.com





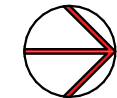
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BERTHOLD AVE



OAKLAND AVE

OUTLINE OF BUILDING
119,568 SF



NORTH

TENANT PLAN
 Paraquod Building
 5240 Oakland Ave
 St. Louis, MO 63110

Space available may be
 reconfigured after public egress
 for all tenants is confirmed per
 applicable codes.



MACKEY MITCHELL
ARCHITECTS

MMA #19330.00 October 3, 2024



314-781-0001
 Individual Memberships in the Society
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