

H I L A N D
C O M M E R C I A L

2260-2280 Schuetz Rd
St. Louis, MO 63146

MAPLE POND OFFICE PARK

Westport
Office Building
For Sale or Lease

2280

PROPERTY HIGHLIGHTS

Premiere owner/user purchase opportunity in the Westport submarket

Two-story, 26,360 square foot office building for sale or lease

Excellent owner/user opportunity

Furniture available and backup generator on-site

Entire 13,180 square foot first floor available

Excellent location and easy access to I-270 and Lindbergh Blvd

Building & Monument Signage available

Recently renovated common areas

Over 5/1,000 sf parking ratio on-site

Restaurants and other retail amenities nearby at WESTPORT PLAZA including Starbucks, Westport Social, Trainwreck Saloon, Fuzzy's Taco Shop & 360 Westport

FOR SALE: \$2,500,000

FOR LEASE: \$17.50 PSF Full-Service



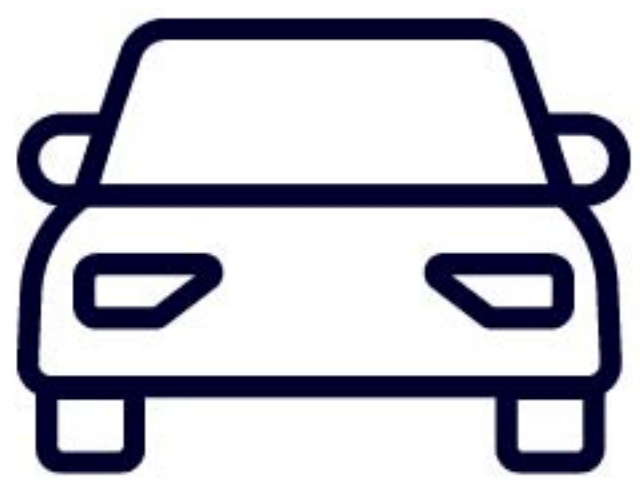


Up to 13,180 RSF
AVAILABLE



FF&E

AVAILABLE

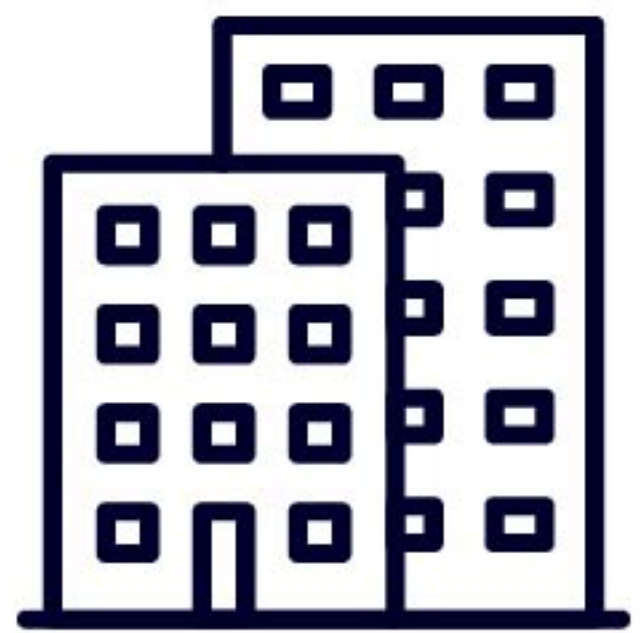


5/1,000

PARKING RATIO

2

STORY BUILDING

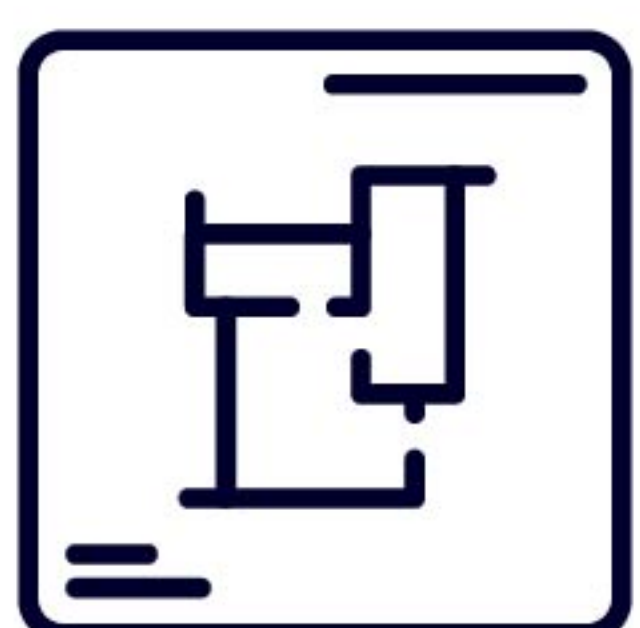


B+

CLASS BUILDING

2022

RENOVATION



3.13

ACRE SITE

26,360

SF BUILDING



2280 SCHUETZ RD

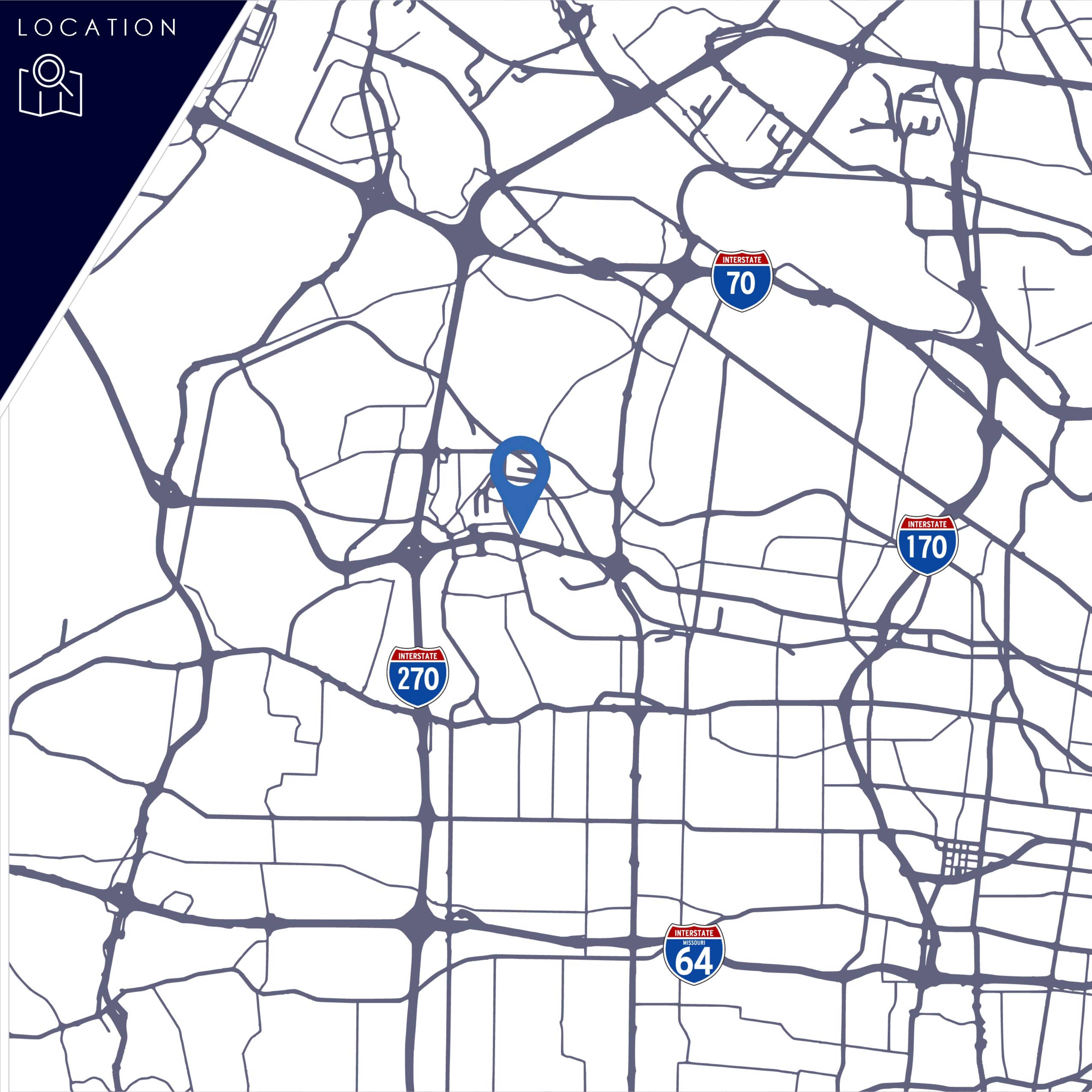
~1.94 ACRE PARCEL
LOCATOR NO. 15N440450

2260 SCHUETZ RD

~1.19 ACRE PARCEL
LOCATOR NO. 15N440441

~26,360 SF Building
on ~3.13 Acre Site

LOCATION



MAPLE POND PARK II
2280 Schuetz Rd



Schuetz Rd

Page Ave



A E R I A L



**2260-2280 Schuetz Rd
St. Louis, MO 63146**

For Additional Information, Please Contact

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**MAPLE POND
OFFICE PARK**

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 **White Company**
Commercial Real Estate