

REDUCED SALE PRICE—NOW \$2,690,000
HIGH PROFILE OWNER USER OFFICE BUILDING

CLICK HERE FOR VIDEO TOUR



Cornerstone Commercial Realty, Inc.
8000 Maryland Avenue, Suite 1120
Clayton, MO 63105
(314) 962-0060
www.ccr-stl.com

Contact:
Jason Morgan (314) 560-8114
jm@ccr-stl.com

Rob Salvino (314) 494-4255
rsalvino@ccr-stl.com

2300 Westport Plaza Drive
St. Louis, MO 63146
Law Office of Newman Bronson & Wallis
11,400 SF on 1.06 Acres

AERIAL



PROPERTY HIGHLIGHTS

- **Building & Lot:** 11,400 +/- SF Building on approximately 1.06 Acres.
- **Prime Location:** Situated at the intersection of West Port Plaza Drive and Fee Fee Road, a highly visible four-way, stop-lit intersection.
- **Excellent Accessibility:** Convenient proximity to major highways, including I-270 and the Page Extension (364), ensuring quick and easy connectivity to the greater St. Louis area.
- **Thriving Environment:** Shares the entrance to Westport Plaza, a dynamic 42-acre mixed-use development offering a blend of entertainment, dining, retail, and residential options.
- **Ample Parking & Visibility:** High-traffic location with excellent visibility for your business, plus abundant on-site parking for tenants and visitors.
- **Strong Community & Business Presence:** Join a well-established and thriving business district that attracts top-tier companies and professionals.

PROPERTY DEMOGRAPHICS

of Daytime Employees

- 1-Mile : 17,785
- 3-Mile: 69,717
- 5-Mile: 151,229

Population

- 1-Mile : 8,824
- 3-Mile: 74,268
- 5-Mile: 147,573

Households

- 1-Mile : 4,113
- 3-Mile: 32,968
- 5-Mile: 62,600

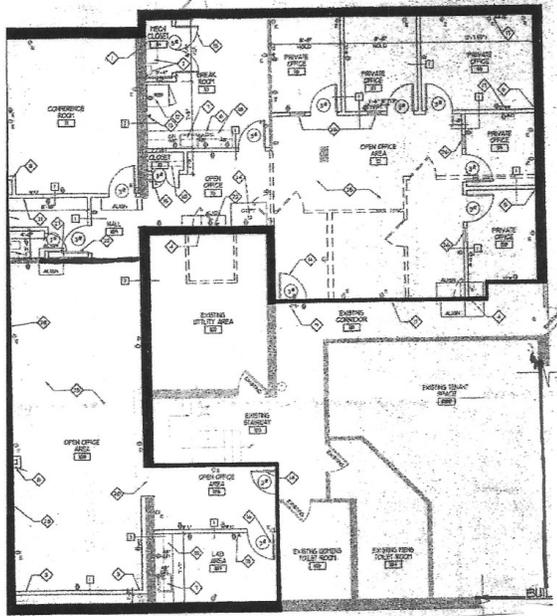
Ave Household Income

- 1-Mile : \$98,466
- 3-Mile: \$102,848
- 5-Mile: \$101,598

PROPERTY PHOTOS

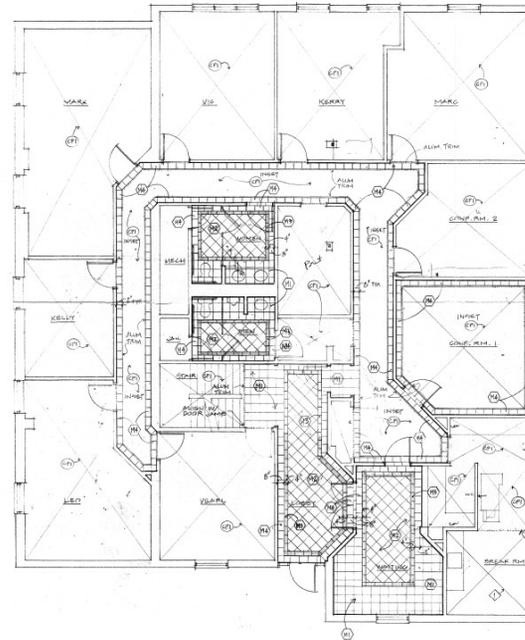


***FLOOR PLANS**



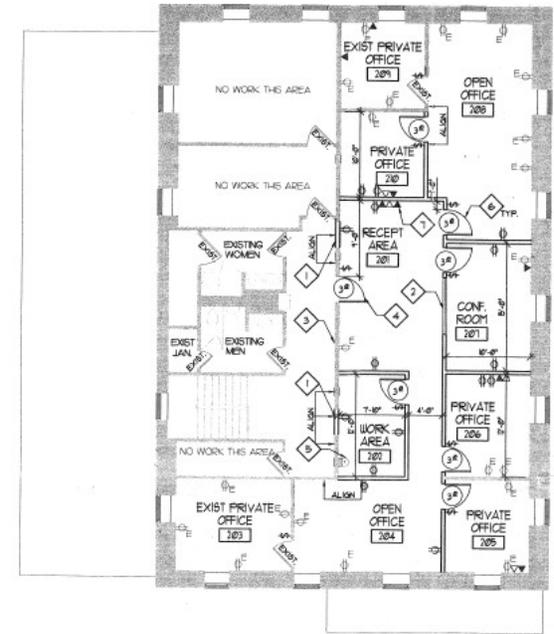
LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"



ENTRY LEVEL PLAN

SCALE: 1/8" = 1'-0"



2ND LEVEL PLAN

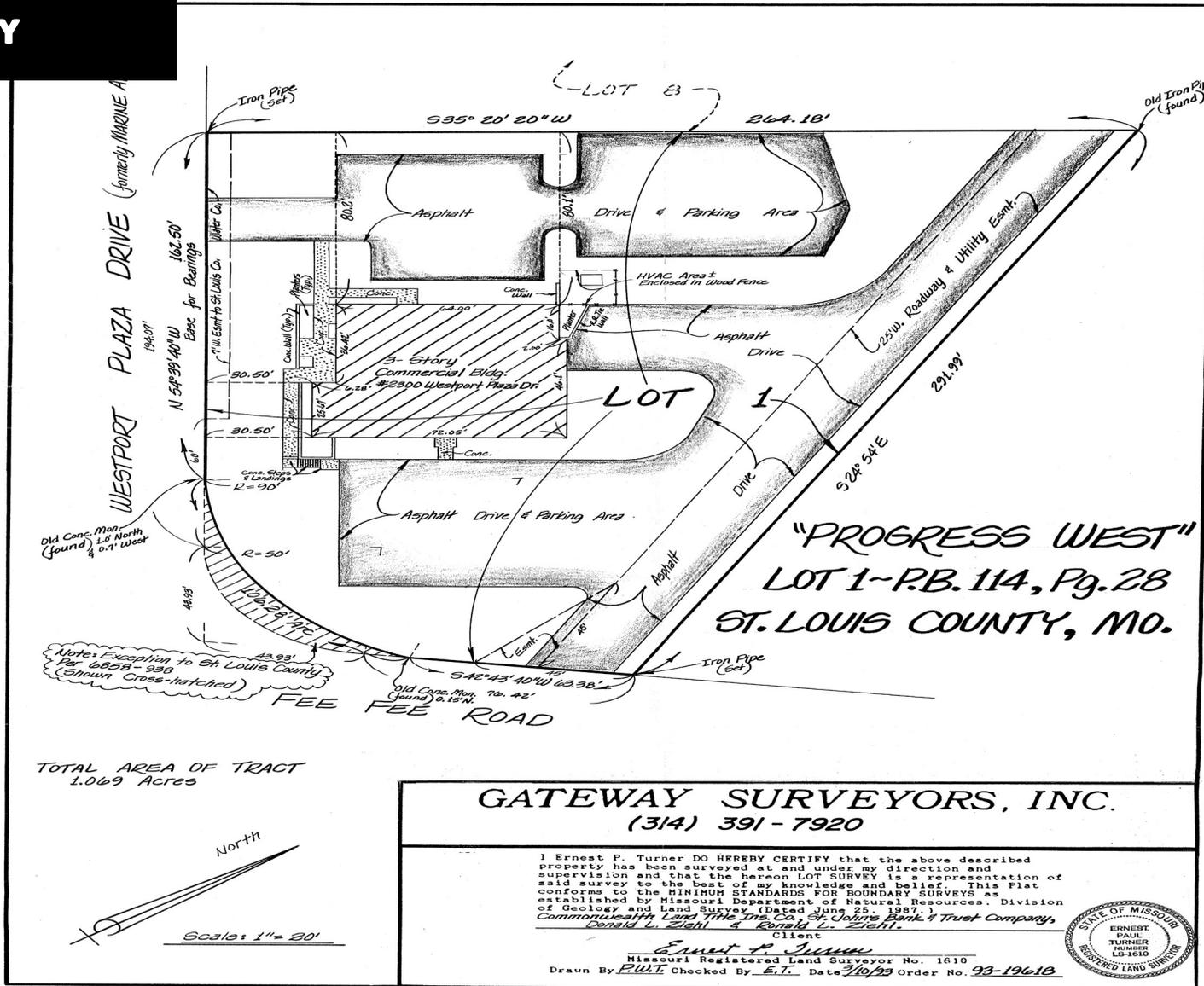
SCALE: 1/8" = 1'-0"

NORTH



***Floor Plans are not exact and actual conditions may vary**

SURVEY





**REDUCED SALE PRICE—NOW \$2,690,000
HIGH PROFILE OWNER USER OFFICE BUILDING**

FOR MORE INFORMATION

Jason Morgan (314) 560-8114

jm@ccr-stl.com

Rob Salvino (314) 494-4255

rsalvino@cr-stl.com

Cornerstone Commercial Realty, Inc.

8000 Maryland Ave., Suite 1120

St. Louis, MO 63105

Office (314) 962-0060

www.ccr-stl.com

INFORMATION DISCLOSURE: The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

**Cornerstone Commercial Realty, Inc.
8000 Maryland Avenue, Suite 1120
Clayton, MO 63105
(314) 962-0060
www.ccr-stl.com**

**Contact:
Jason Morgan (314) 560-8114
jm@ccr-stl.com**

**Rob Salvino (314) 494-4255
rsalvino@ccr-stl.com**

**2300 Westport Plaza Drive
St. Louis, MO 63146
Law Office of Newman Bronson & Wallis
11,400 SF on 1.06 Acres**