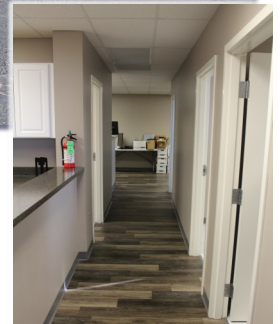
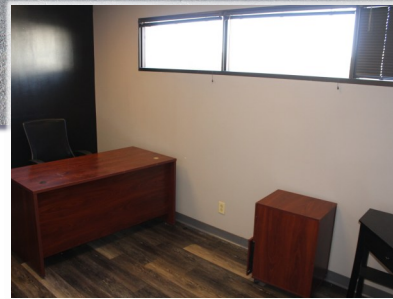
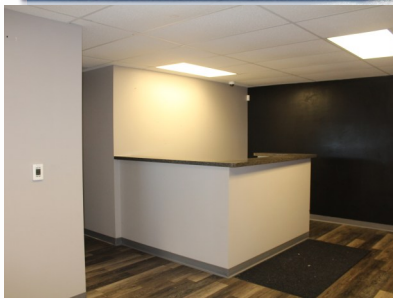


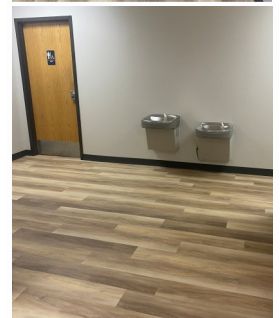
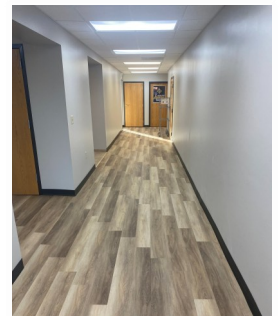
# For Sale/Lease

Office Building

3701 N. St. Peters Parkway  
St. Peters, MO 63376



- 17,130 SF Multi-Tenant Building on 1.77 ac lot
- Monument Signage and Building Signage with High-visibility from MO-94
- Two Private Dedicated Parking Lots for Tenants
- Curb cuts on Glen Park Dr. & N. St. Peters Pkwy.
- Zoned Improved Commercial (C-3)
- All Updated - Landscaping, Sealed & Striped Parking Lot, & Interior Finishes
- Lease:
  - ♦ Suite C1-1,195 SF Available for Lease, \$20.00 PSF, FS
  - ♦ Space includes two (2) plumbed exam rooms
- **Sale Price:** \$1,900,000 (only \$110.91 PSF)



**Danny Wapelhorst**

Vice President

Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



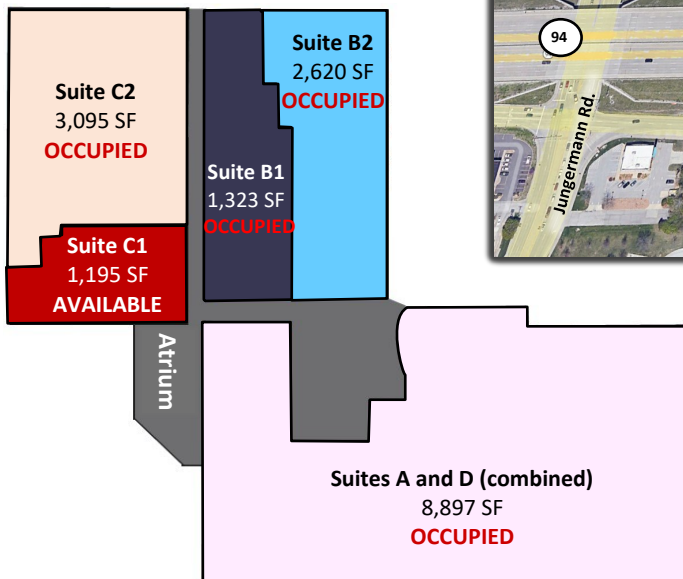
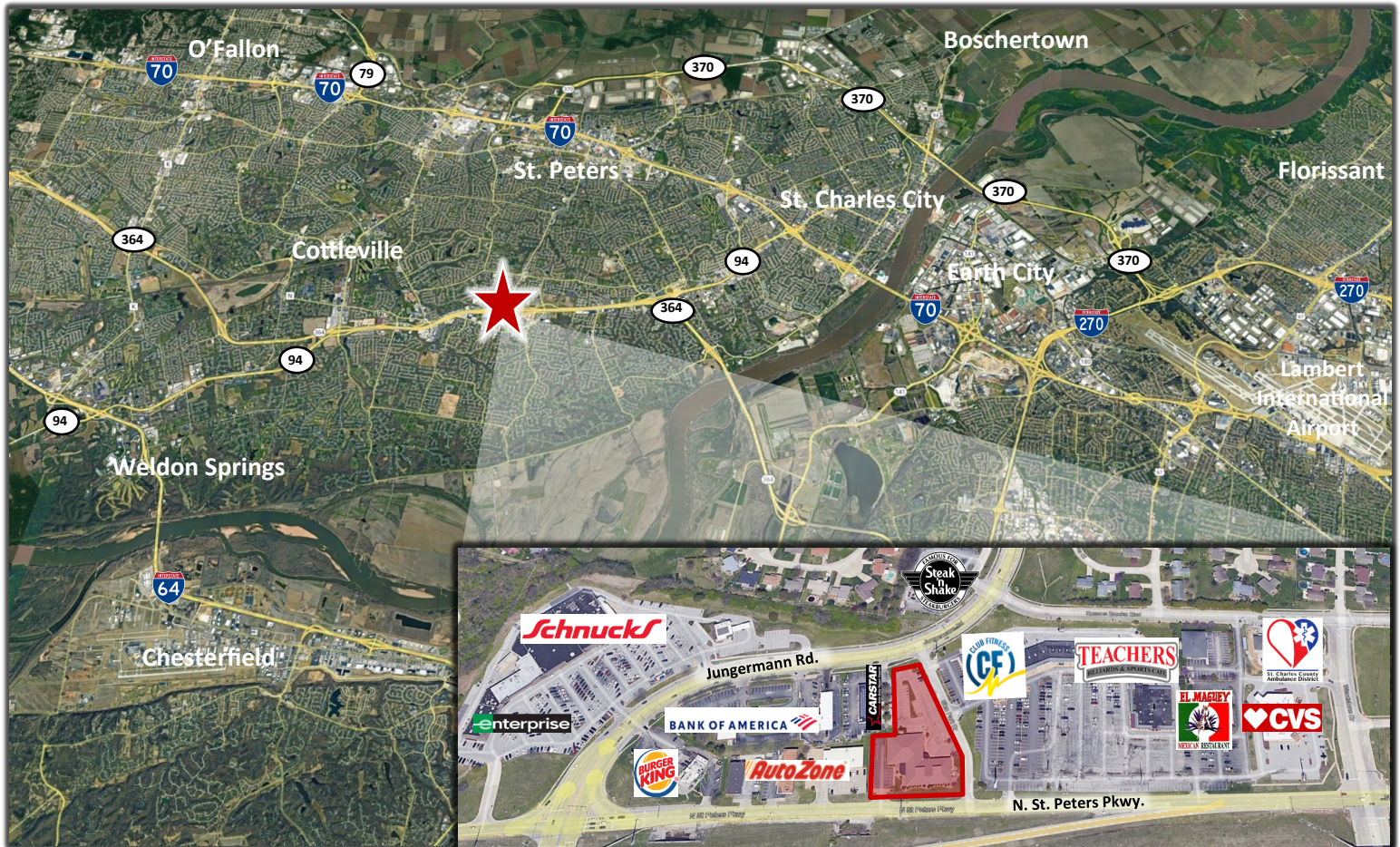
**CISSELL MUELLER**  
COMPANY, L.L.C.



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Office Building

3701 N. St. Peters Parkway  
St. Peters, MO 63376



Current Floorplan

**Danny Wapelhorst**

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