

Reduced Price



For sale or lease

507 S. Cool Springs Road O'Fallon, MO 63366

**Parcel A: ±14,000 SF Office Building on
approximately 2.42 AC**

Parcel B: ±1.0 AC parcel available for sale separately

Property Highlights

- Two ±7,000 SF floor plates for up to ±14,000 SF
 - Can be demised to 7,000 SF
- Great visibility and access to I-70
 - 116,000 VPD
- Building signage
- Abundance of parking
- Expansion ground
- Formerly used as a school. Potential uses, professional office, educational, church, specialty, etc.

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Parcel A Asking Price:
~~\$1,595,000~~
\$1,475,000
 (\$105.36 PSF)

Parcel B Asking Price:
\$195,000

Building Lease Rate:
~~\$14.00~~
\$13.00
 PSF, Modified Gross

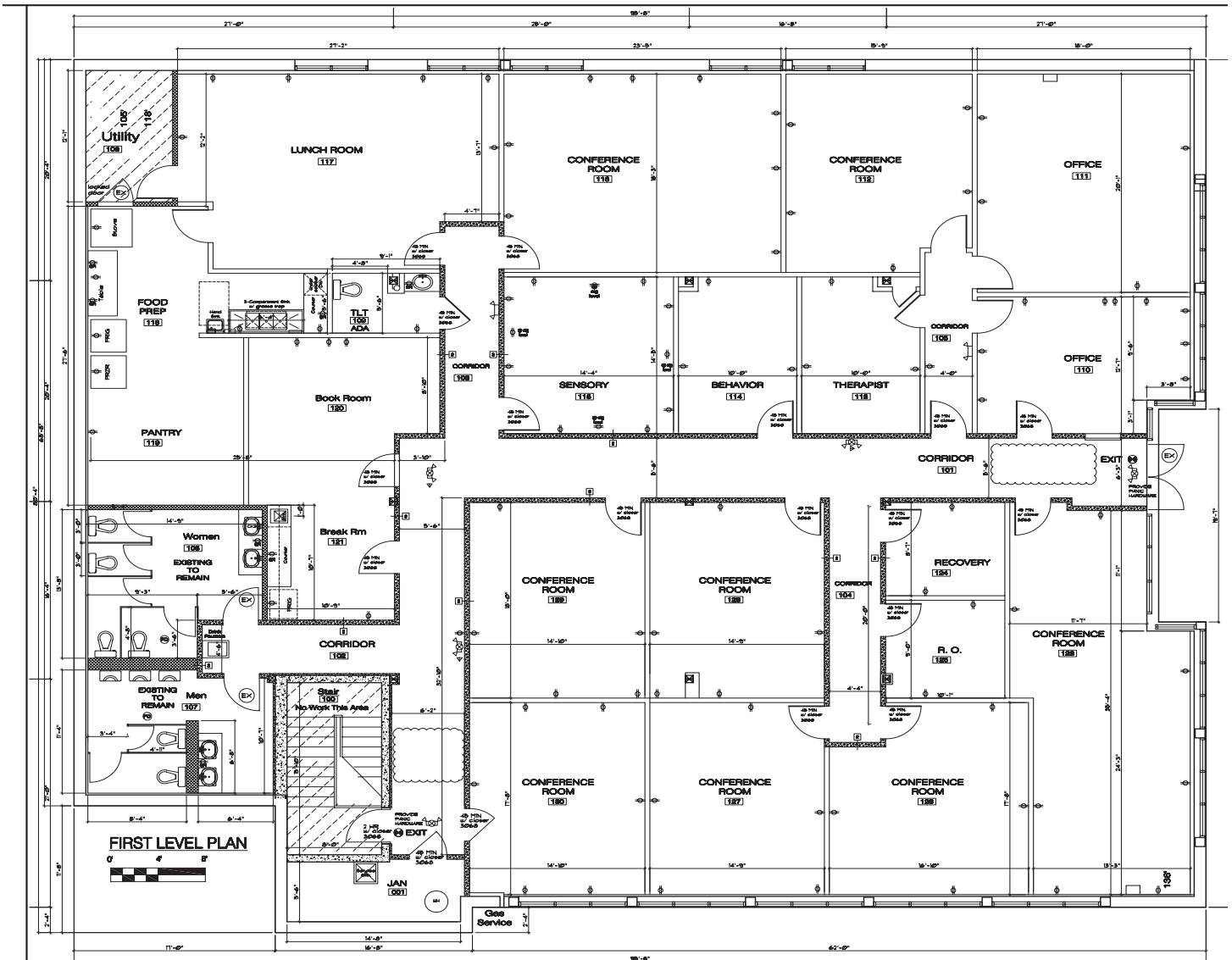
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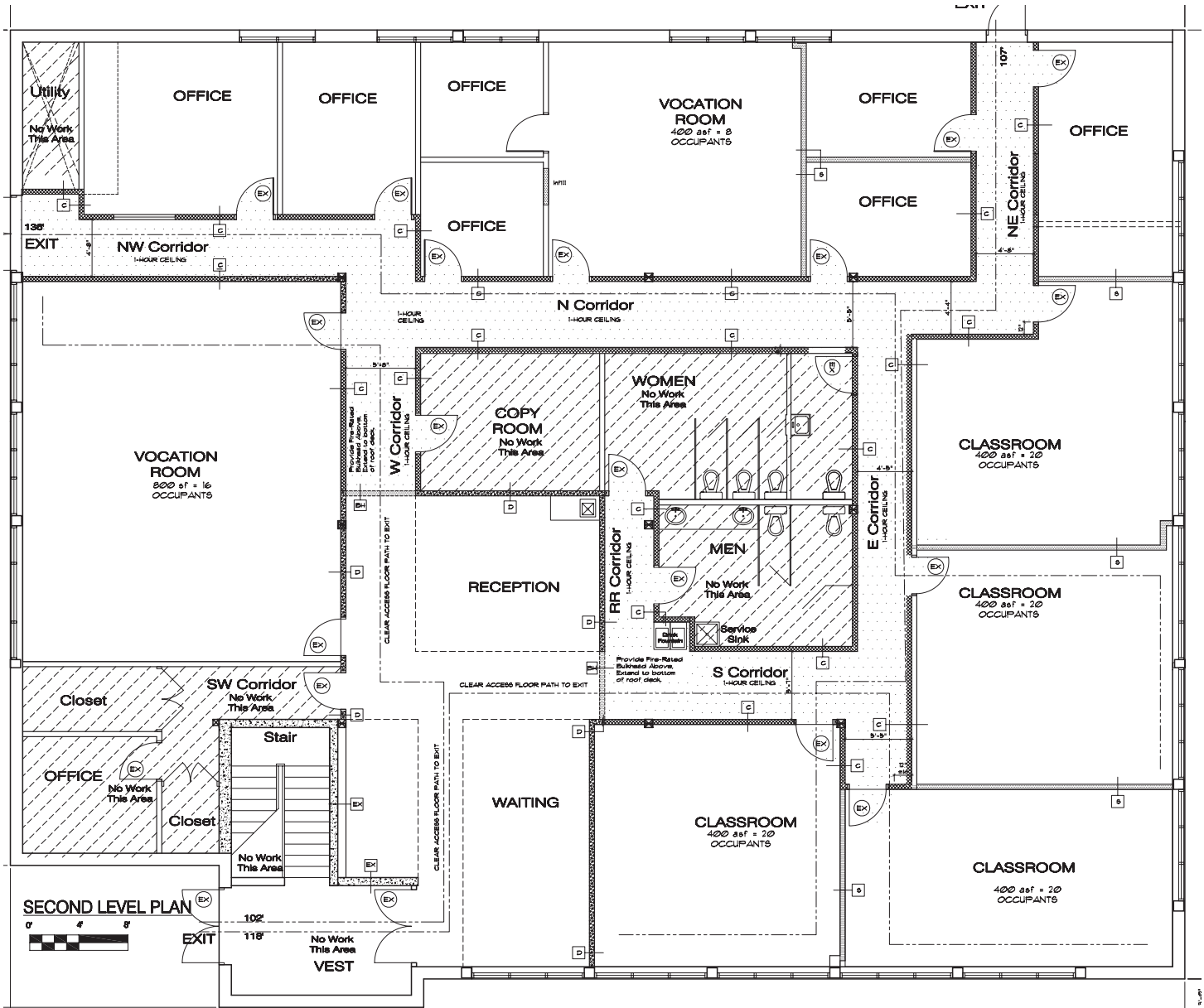
Floor Plan

First Level



Floor Plan

Second Level



Property Photos

507 S. Cool Springs Road



Property Location

507 S. Cool Springs Road

