

2119 S. BIG BEND BOULEVARD
ST. LOUIS, MO 63117



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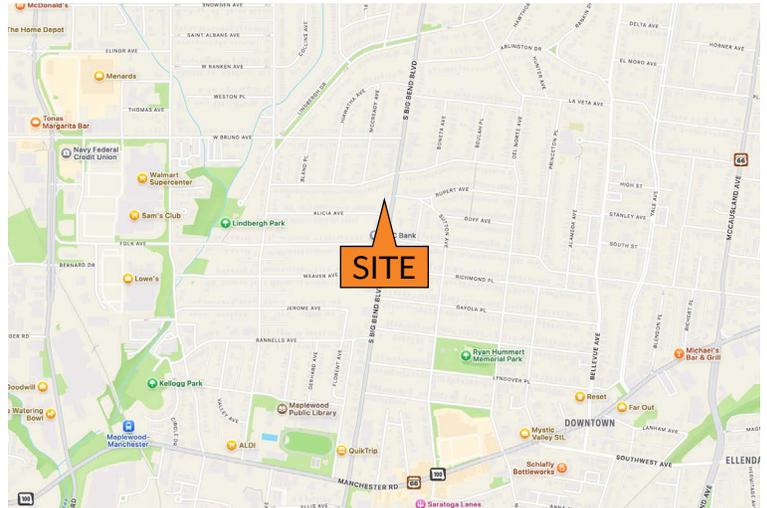


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

- ▶ 6,088 SF Office building with 4,693 SF on main floor and 1,395 SF walk-out unfinished lower level*
** Lower level includes 120 SF finished recording studio*
- ▶ Located on 1.69 acres
- ▶ Free-standing building in Maplewood
- ▶ Perfect building for an owner/user
- ▶ Can be subdivided
- ▶ Includes 20 parking spaces
- ▶ Build out: 12 offices, 4 bathrooms, 3 conference rooms, and a recording studio in the basement
- ▶ Full renovation in 2021 with all new HVAC units in 2021 and 2025!
- ▶ Full roof replacement in 2025!
- ▶ **Sale Price: \$999,999**
- ▶ **Lease Rate: \$22.00/sf NNN**

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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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