

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

2258 & 2280 Schuetz Rd
St. Louis, MO 63146

MAPLE POND OFFICE PARK

Westport
Office Space
For Sale or Lease

2258



PROPERTY HIGHLIGHTS

- Premiere two-building office portfolio located in the Westport submarket
- 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



MAPLE POND PARK I (2258 Schuetz Rd)

Two-story, 25,022 square foot office building
Suites available from 339 square feet up to 3,268 square feet

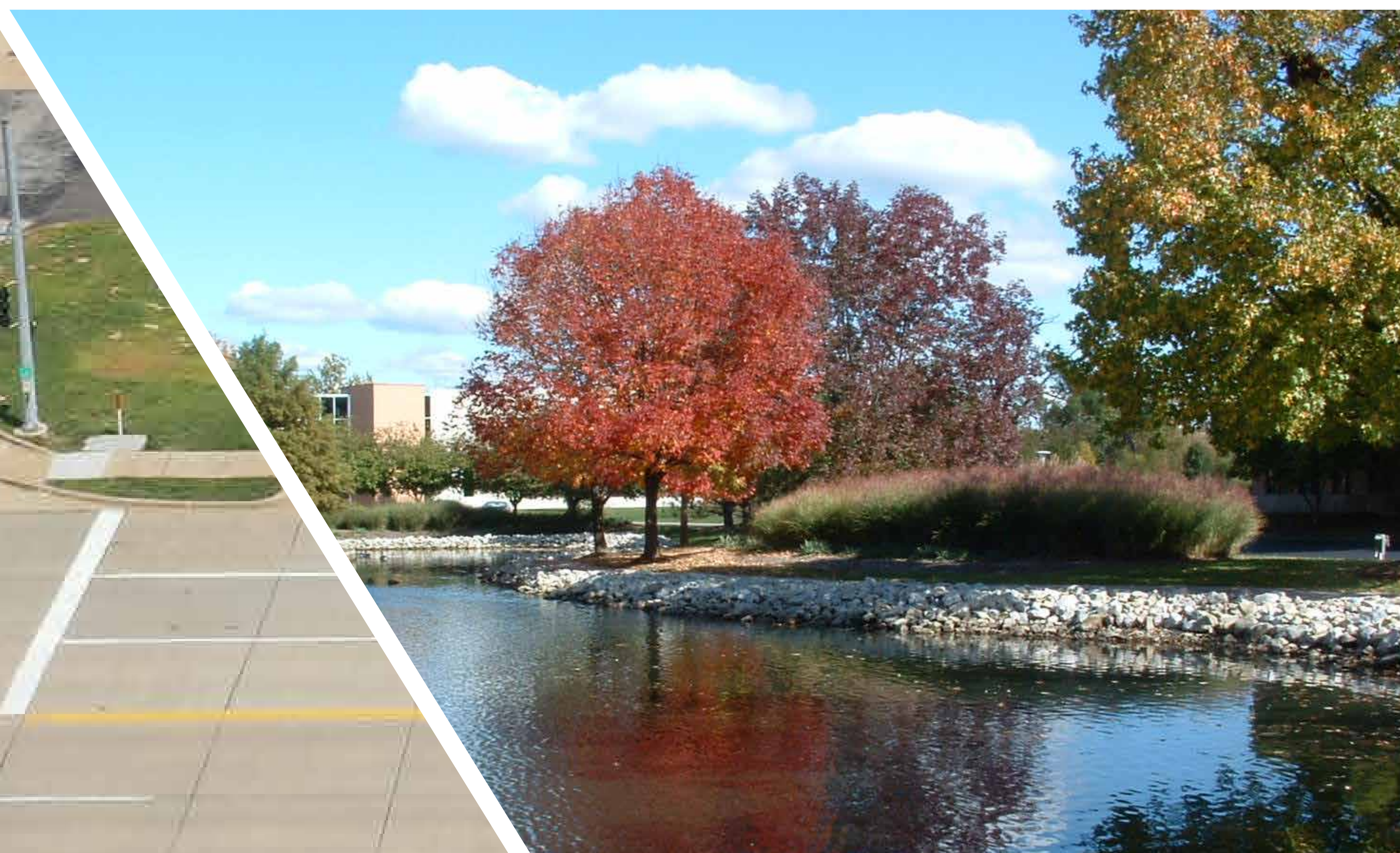
MAPLE POND PARK II (2280 Schuetz Rd)

Two-story, 26,360 square foot office building
Entire 13,180 square foot 1st floor available
Excellent owner/user opportunity
Furniture available and backup generator on-site

For Lease: \$17.95/RSF Full-Service
For Sale: Contact Broker



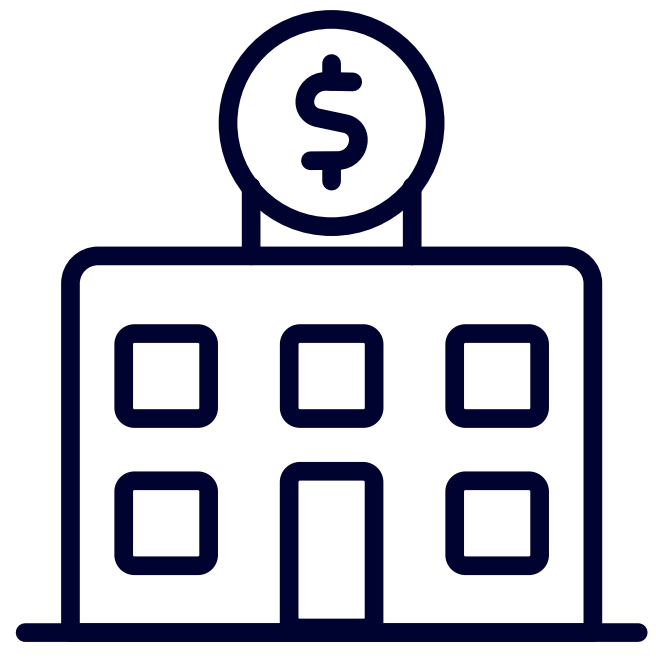
BUILDING
SIGNAGE
OPPORTUNITY





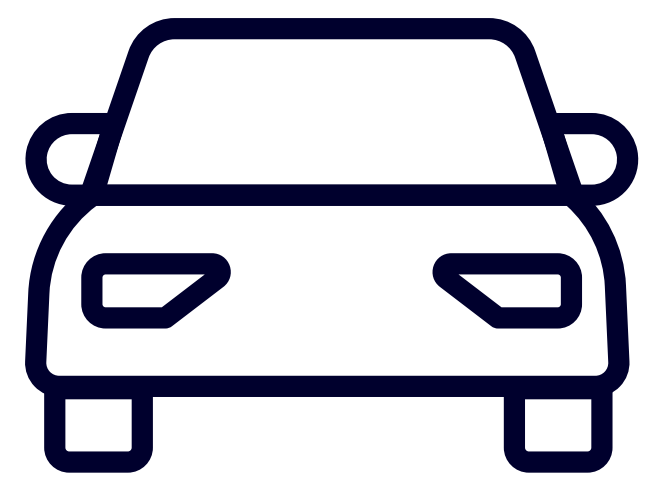
339 RSF up to 13,180 RSF

AVAILABLE



\$17.95

PSF FULL-SERVICE

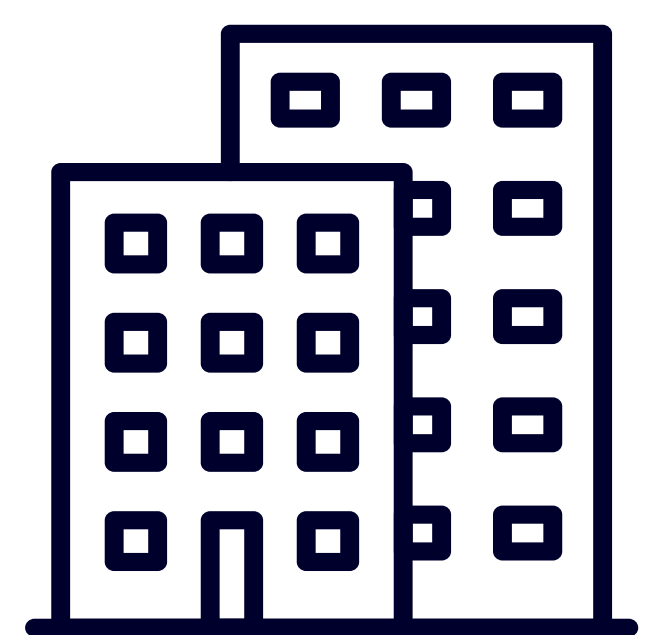


5/1,000

PARKING RATIO

2

BUILDINGS

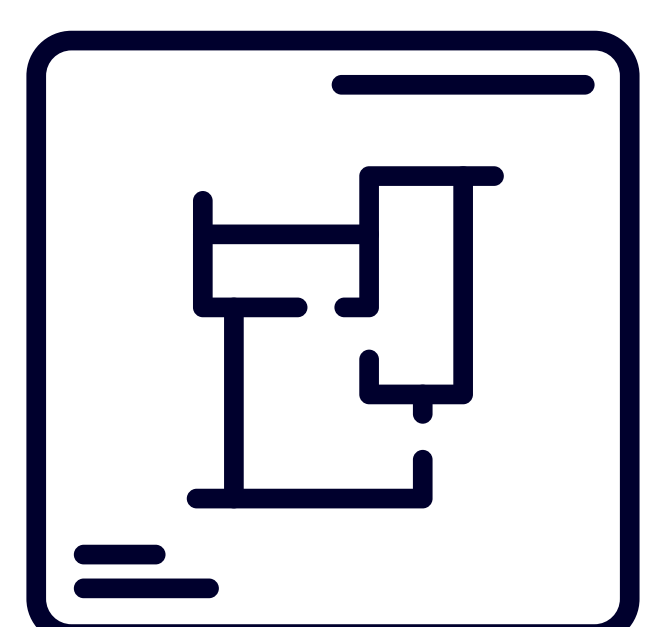


B+

CLASS BUILDING

2022

RENOVATION



339

SF MIN AVAILABLE

13,180

SF MAX CONTIG





2258

NO SOLICITING

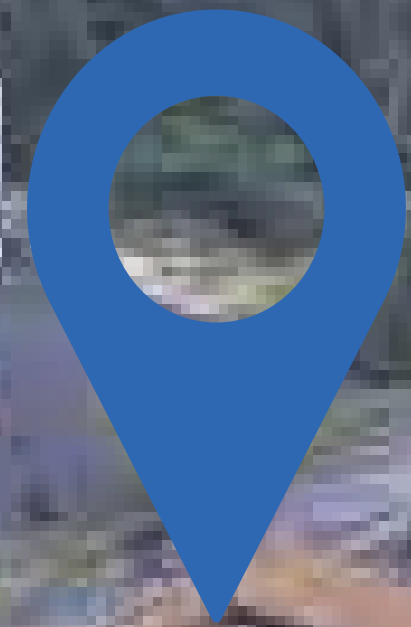
NO SOLICITING



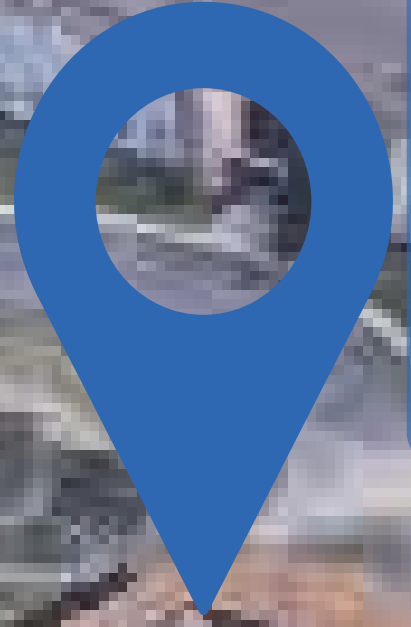
LOCATION



MAPLE POND PARK II
2280 Schuetz Rd



MAPLE POND PARK I
2258 Schuetz Rd



Schuetz Rd

Page Ave



A E R I A L



2258 & 2280 Schuetz Rd
St. Louis, MO 63146

For Additional Information, Please Contact

PAM HINDS

phinds@hilandcommercial.com

314.802.6226 x2

TIM LAWLOR, SIOR, CCIM

tlawlor@hilandcommercial.com

314.802.6226 x1

12412 POWERSCOURT DR
ST. LOUIS, MO 63131
WWW.HILANDCOMMERCIAL.COM

**MAPLE POND
OFFICE PARK**



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