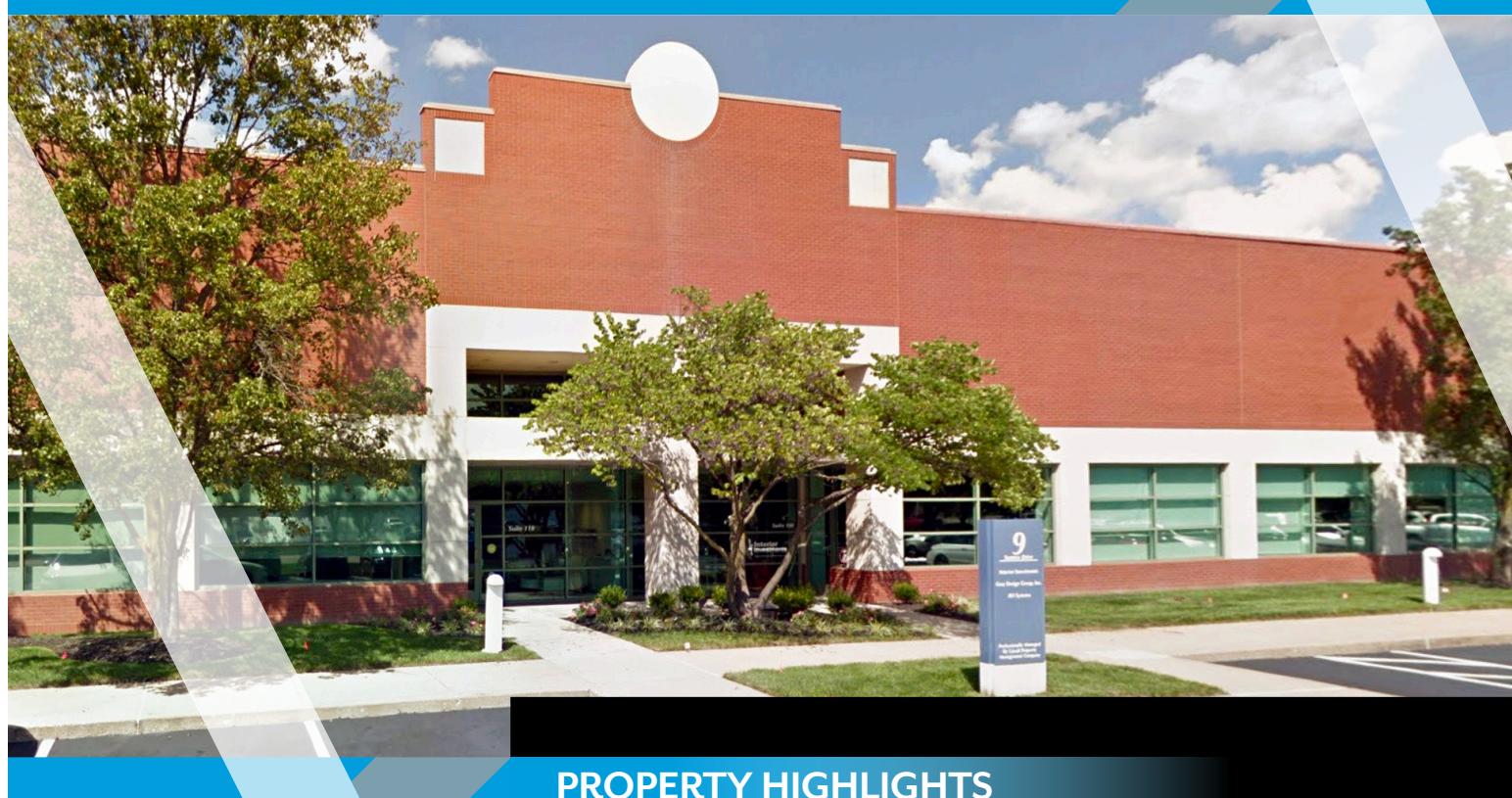


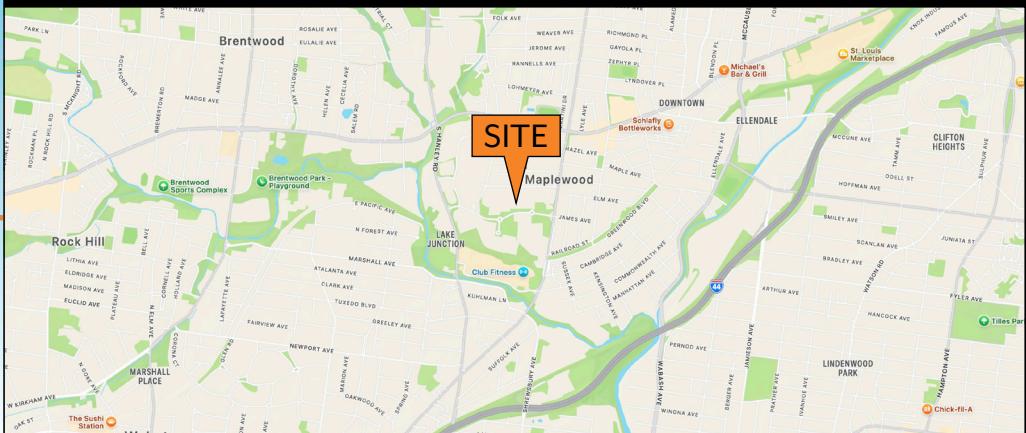
9 SUNNEN DRIVE #110

MAPLEWOOD, MO 63143



PROPERTY HIGHLIGHTS

- 9,497 SF Office on the main level and 4,452 SF on the mezzanine for a total of 13,949 SF
- Available January 1, 2026
- Located in the Class A Sunnen Business Park
- Abundant free parking
- Convenient central location
- Located between I-64/40 and I-44
- **Lease Rate: \$22.95/sf FS** (to be calculated on 9,497 SF)

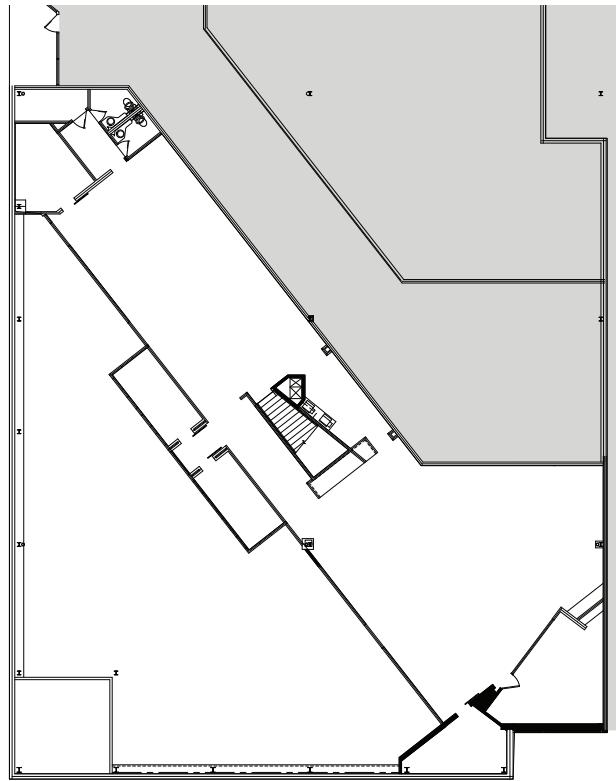


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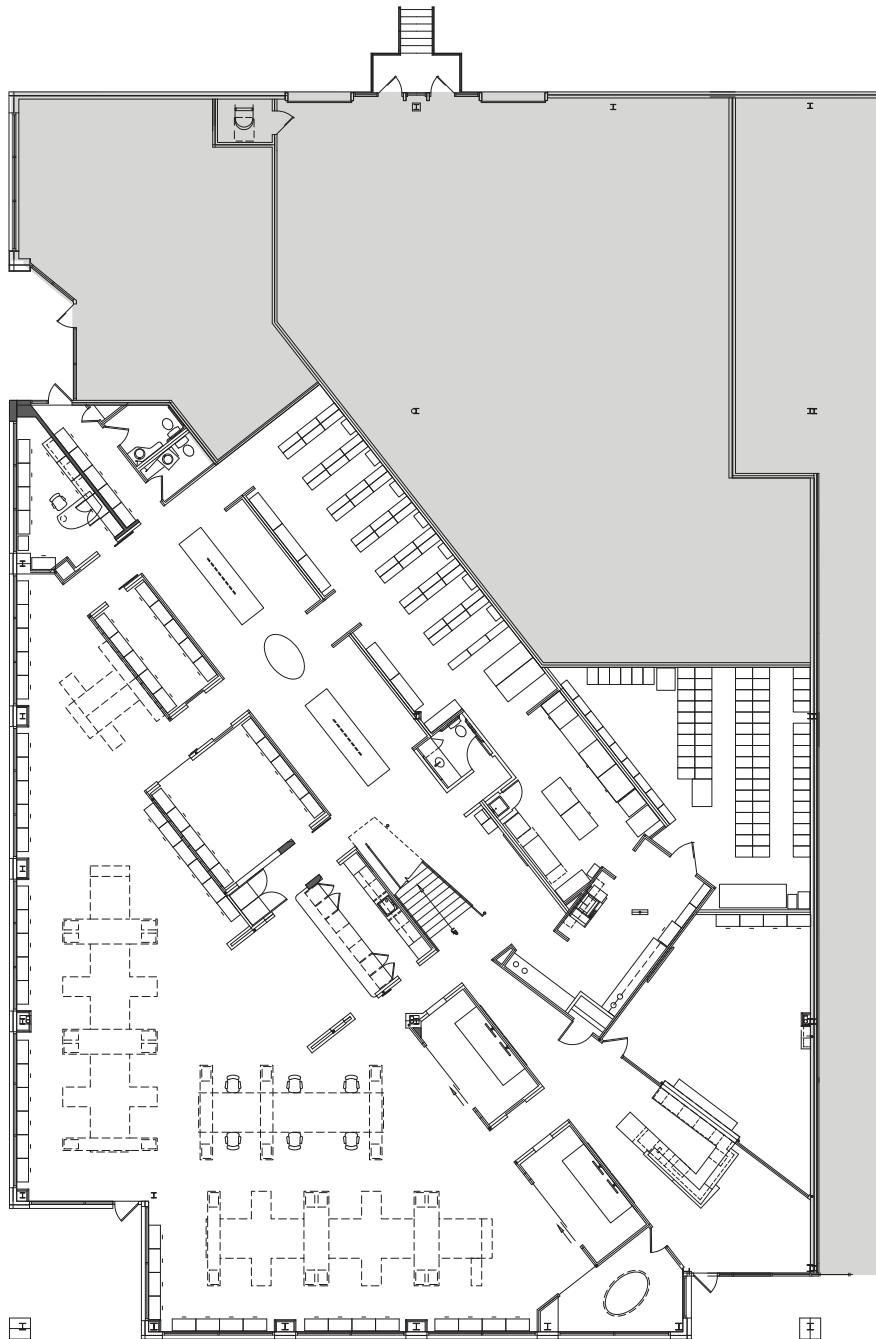
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St. Louis, Missouri 63143

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MEZZANINE – 4,452 SF



MAIN LEVEL – 9,497 SF

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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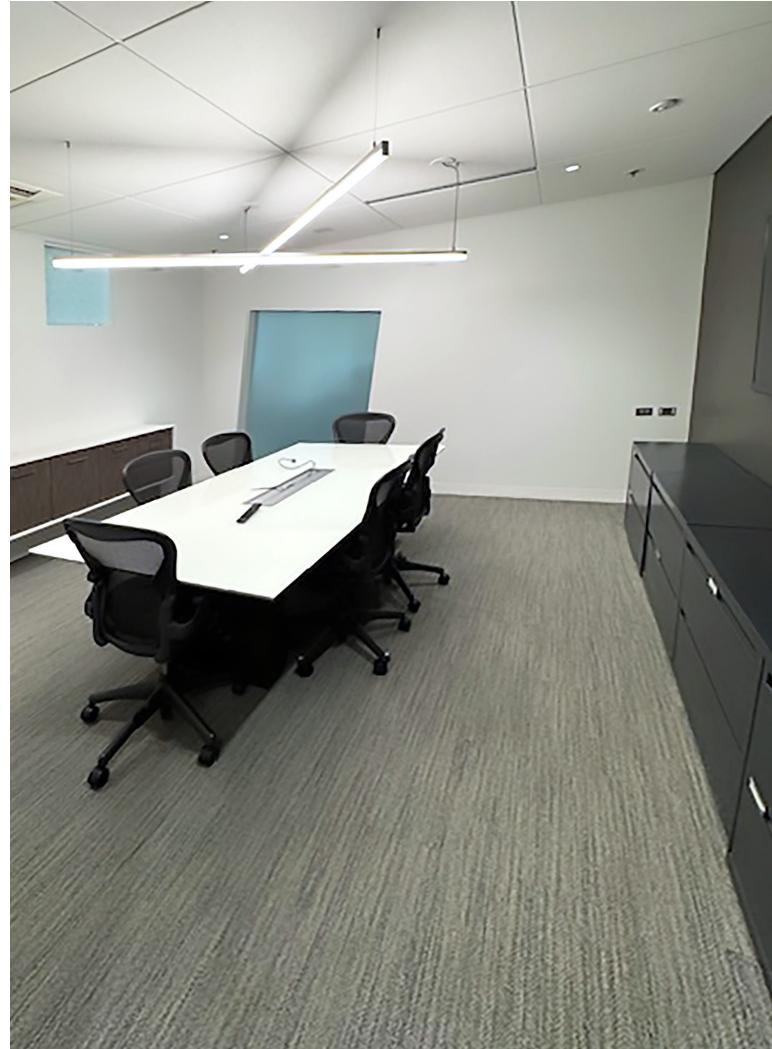
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