

# For Sale/Lease

19,330± SF- 2 Story Office/Medical Building in Clayton

889 S. Brentwood Blvd.  
Clayton, MO 63105

Price Reduced



Sale Price:

~~\$2,695,000.00~~

Reduced Price:

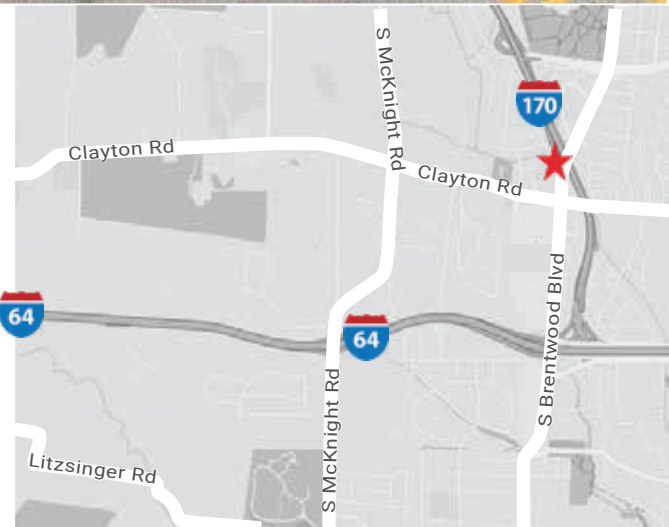
**\$2,295,000.00**

\$118/SF

Lease Price:

**\$10/SF, NNN**

- Prime Location in Clayton, on Brentwood Blvd. Near Clayton Rd. at I-170
- Great Visibility on I-170 and Brentwood Blvd.
- Excellent Highway Access to I-170, I-64/40, and Forest Park Parkway
- **58 Car Garage & Parking Deck**
- Building Signage with Excellent Visibility
- Easy Access to Downtown Clayton, Enterprise Mobility Campus, The Galleria
- Recent New Roof and Tuckpointing,
- Recently Gutted and Open for New Finishes



**Ashley Bowersox**  
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Office Industrial Retail Institutional Investment Management



Commercial Real Estate  
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**314 781 0001**



Individual Membership in the Society  
of Industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.



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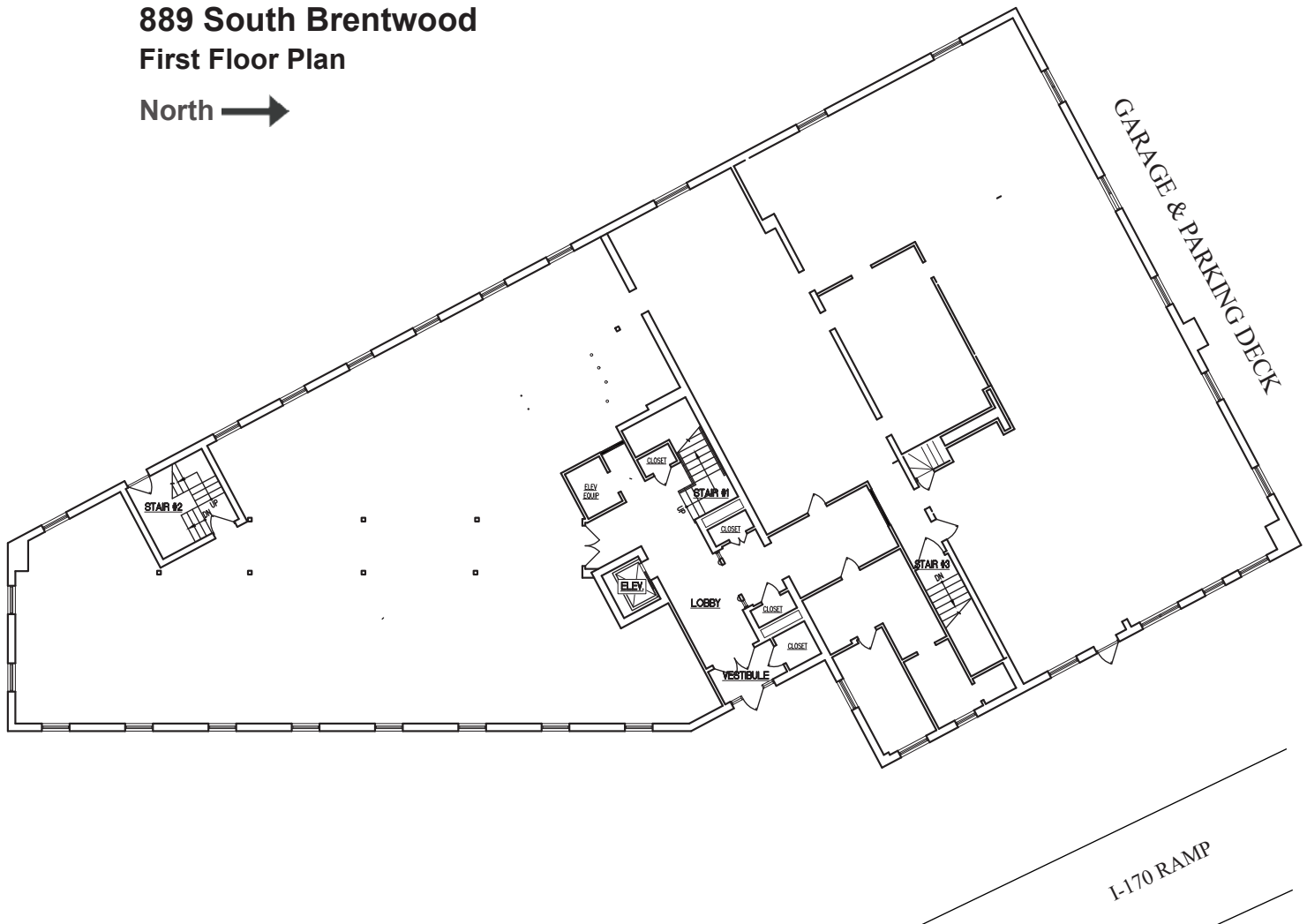
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## 889 South Brentwood First Floor Plan

North →



S. BRENTWOOD BLVD.

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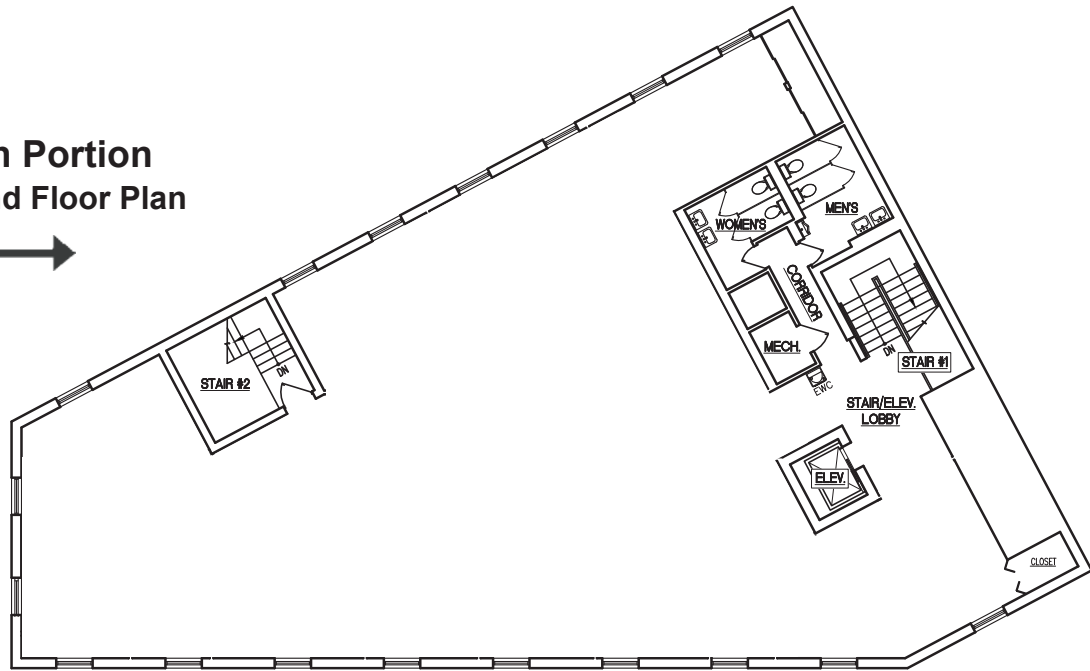


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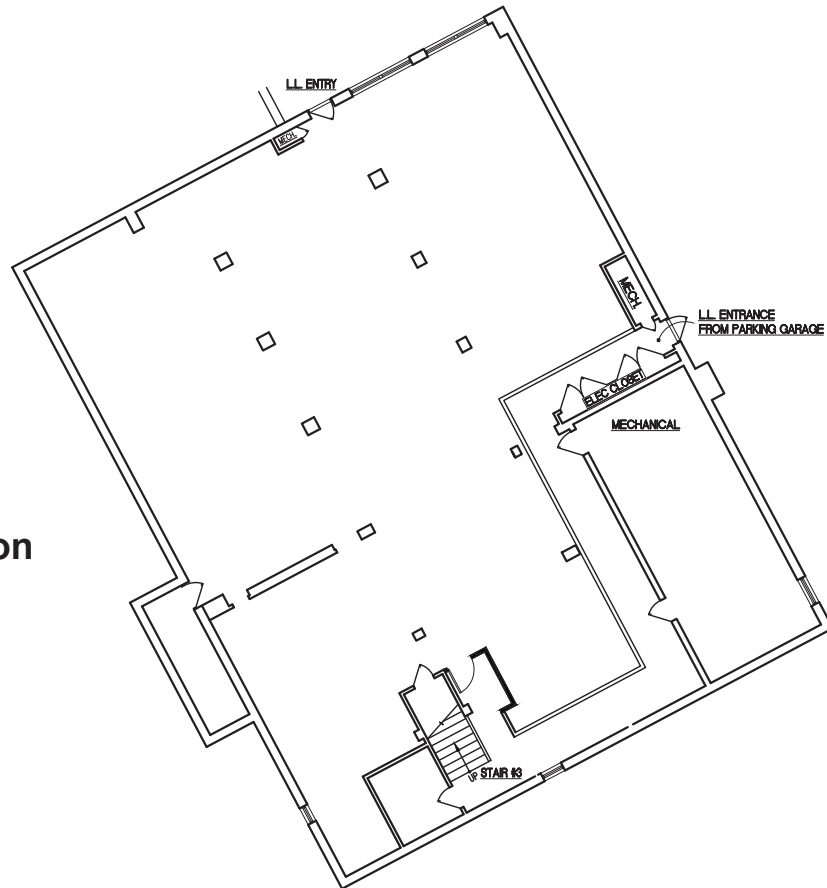
## South Portion Second Floor Plan

North →



## North Portion Lower Level

North →



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