

For Sale/Lease

NAIDESCO

Claymont Professional Building

15421 Clayton Rd, St. Louis, MO 63011



Property Highlights

[Download Financials](#) 



Investment Sale
16,200 SF at 8.8% Cap Rate



Medical/Office Building



Solar Panels, LED Lighting, Modern Fixtures



\$2,490,000 OR
\$22.00 - \$24.00 / SF

For more information, please contact:



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Property Features

- Medical/Office investment opportunity
- Cap Rate: 8.8% based on current financials
- High-efficiency building with solar panels, LED lighting, and modern fixtures
- Elevator-served for full accessibility
- Ample on-site surface parking for tenants & visitors
- Affluent, highly desirable West County submarket
- Prime location with easy access to Hwy 141, Clarkson Rd, and Manchester Rd
- Strong tenant mix with staggered lease expirations
- Two (2) remaining vacancies



Sale Price:
\$2,490,000



Lease Rate: \$22.00 -
\$24.00 / SF, Full-Service



Demographics

	1 Mile	3 Mile	5 Mile
Population	7,978	73,776	154,597
Households	3,115	29,496	60,663
Average HH Income	\$204,173	\$193,035	\$198,318
Businesses	285	2,706	6,588



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PETERSON
ACQUISITIONS

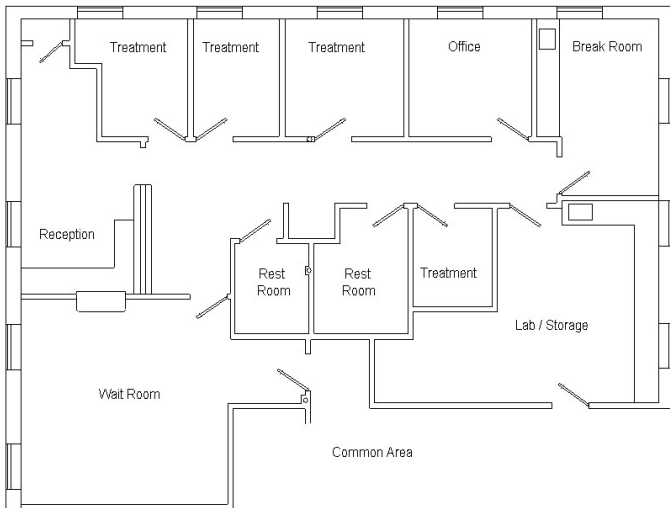
Highway
66

Royal Banks
of Missouri

For Lease

Suite 202 | 2,225 SF

Medical office in excellent condition with exam rooms, lab, break room, restrooms, & reception area

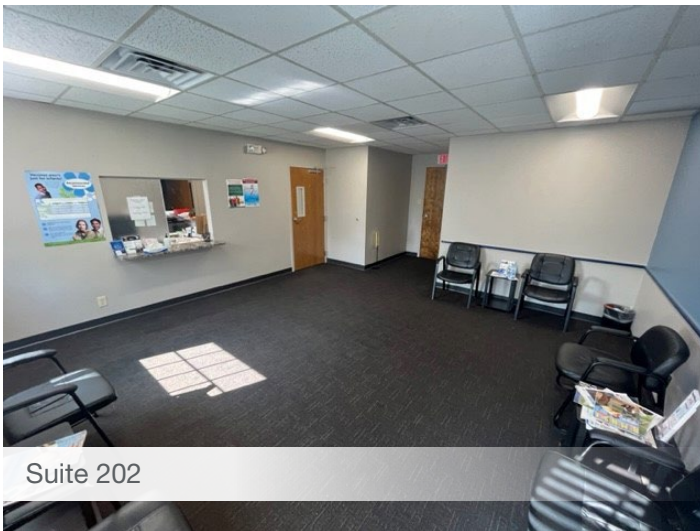


Suite 302 | 1,040 SF

White box condition with new paint, flooring, & ceiling grid

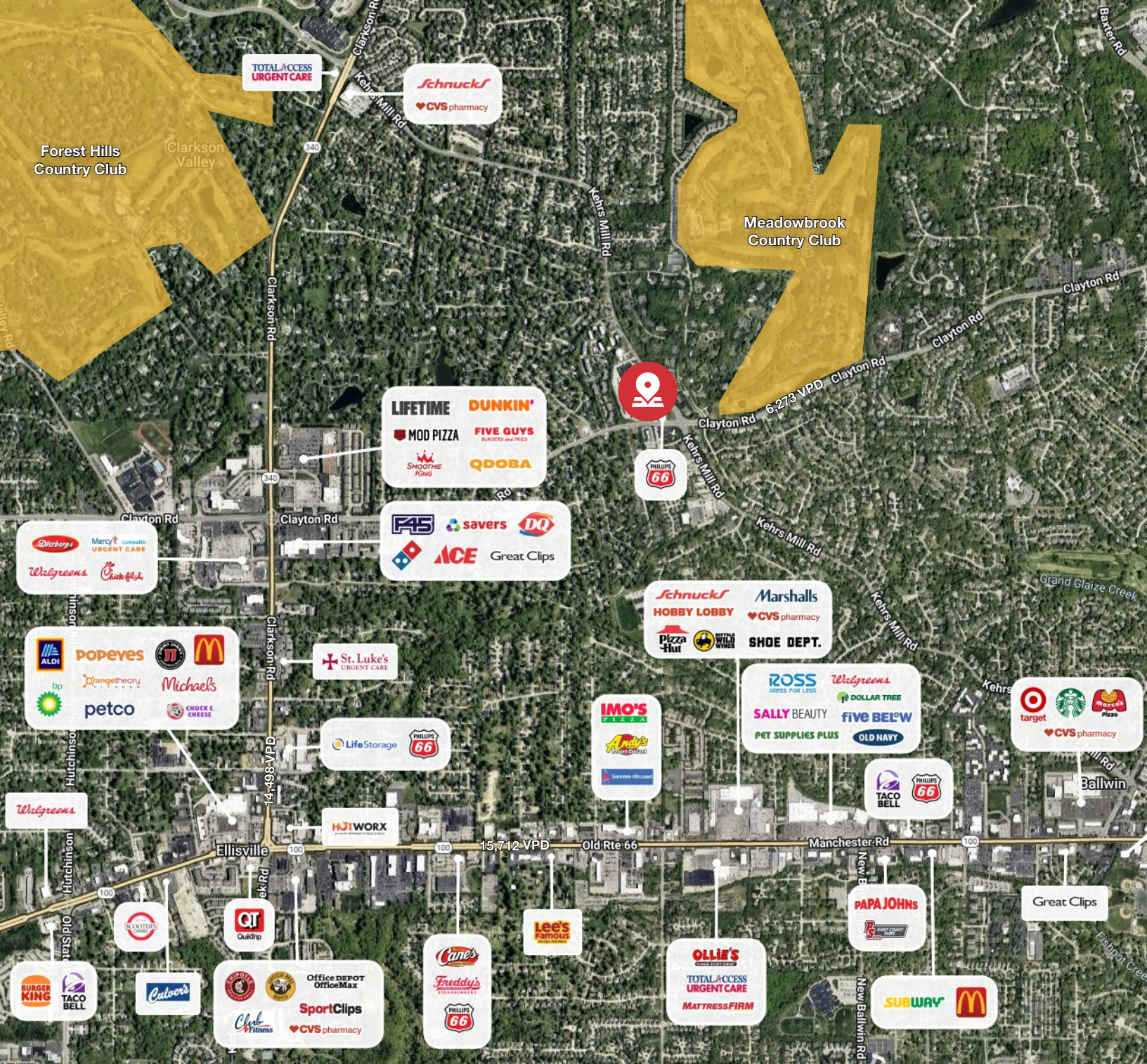


Suite 302



Suite 202





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