

FOR SALE

Owner-User / Investment Opportunity

614 N. 11th Street
St. Louis, MO 63101

Price Reduced



NO TRESPASSING
NO SOLICITING
NO SMOKING

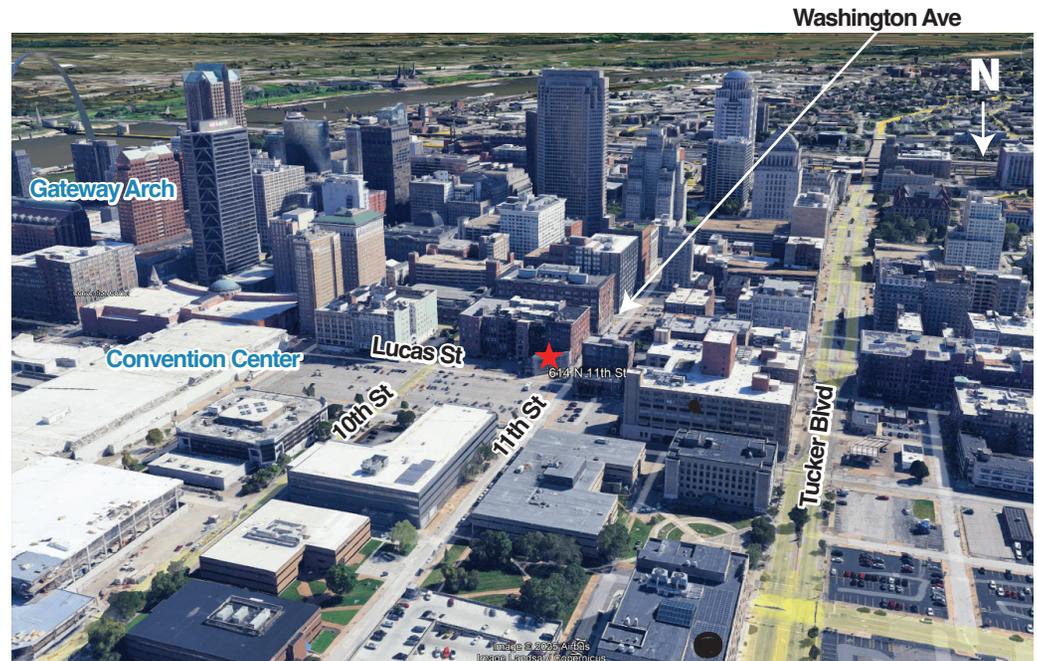
614 N. 11th Street St. Louis, MO 63101

- 9,000± Sq. Ft. Office Building
- **3-Story Beautifully Renovated Space**
- 3,000 Sq. Ft. Floor Plates
- Elevator Served Building
- Designed for 3-Tenants
- Separate Utilities on each Floor
- Each Suite/Floor has a Full Kitchen
- Each Suite/Floor has a Private Restroom
- Each Floor is a mix of Conference Rooms, Offices, and Open Workstation Areas
- Secured Building Keypad Access

~~For Sale: \$995,000.00~~
Reduced Price: \$850,000.00

Contact: Patrick T. McKay
ptmckay@hillikercorp.com

- **100% Leased Through April 2026**
- Taylor & Associates Recording, Inc.
- Leased for \$10,000.00/month plus Utilities (\$120,000) annually



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com



314-781-0001
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