

FOR LEASE *Woodstone Plaza*

3910-3930 Old Highway 94 South St. Charles, MO 63304



**\$15-\$20
per SF**

FULL SERVICE OFFICE SUITES

PROPERTY HIGHLIGHTS

- Suites ranging from 264-570 SF
- Recent upgrades and renovations to the Common Area
- Move-In Ready Suites with New Lighting, Flooring, & fresh Paint
- Located in a high traffic area - Walmart, Fresh Thyme, Kohl's, Aldi, and the new Boulevard Senior Center
- Less than 1 mile is the new Woodstone Apartment complex with 184 units
- Signage available
- Full Service Suites with Utilities Included

kw REALTY WEST
KELLERWILLIAMS.
Broker: 636-229-8500
Each Office is Independently Owned and Operated.

JACKIE PUNDMANN, REALTOR® Licensed in Missouri
☎ 314.973-9312 ✉ jackiepundmann@kw.com
BROKER OFFICE: 856 WATERBURY FALLS DRIVE, O'FALLON, MO 63368

The information contained herein has been obtained by the owner of the property or from other sources deemed to be reliable. However, CWG Commercial makes no representation or warranty with respect to so much information or any environmental or other condition of the property. All interested parties are advised to confirm any pertinent information by its own independent investigation. All information contained herein is subject to change without notice.

AERIAL/LOCATION MAP



Area Retailers

- Walgreens
- FRESH THYME FARMERS MARKET
- Wendy's
- Walmart+
- ALDI
- UNITED STATES POSTAL SERVICE
- McDonald's
- Zion Lutheran Church & School
- DISCOUNT TIRE
- KFC
- CIRCLE K
- HOT SHOTZ
- TACO BELL
- Cauks Hill Dental
- SCHUBBLES
- goodwill

Area Retailers

364

Woodstone Apartments

The Boulevard
SENIOR LIVING
OF SAINT PETERS

S. Old Highway 94

3930

3910

3920

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PHOTOS



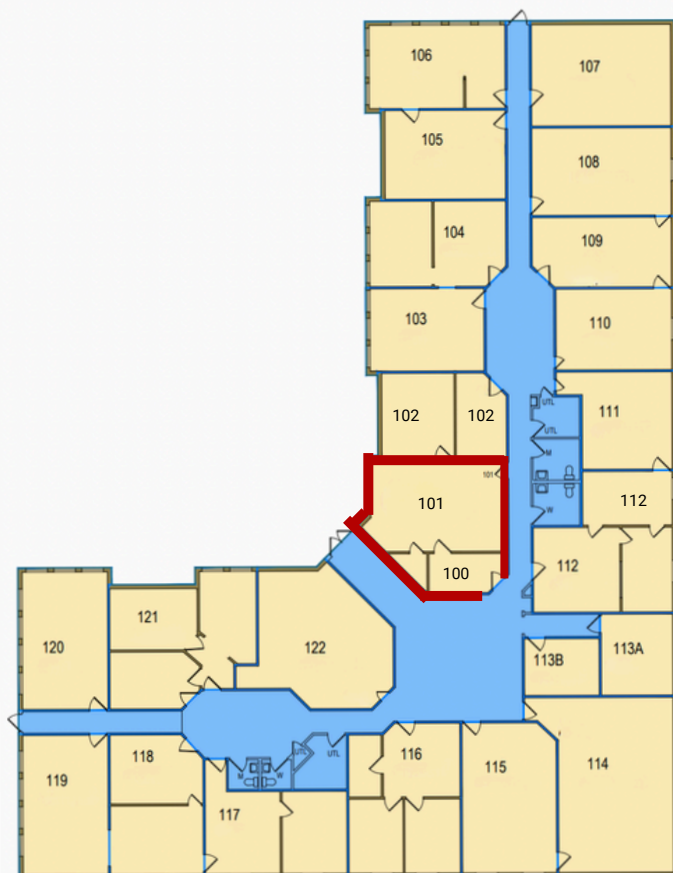
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Building 3910



Suite #	Tenant	SF	Price per SF	Monthly Rent
100-101	AVAILABLE	570	\$15	\$715
102	Adoreu Healthcare Services LLC	303		
103	Kruse Consulting	313		
104	Beam Home Healthcare	377		
105	Generations Drywall	353		
106	National Flying Locksmiths	388		
107	BaxterLennox, LLC	476		
108	Nutri-West KY	401		
109	Easy Care Consumer Direct Service, LLC	313		
110	Dhvani Foundation	311		
111	Large Storage Room	314		
112	Batiks Plus	555		
113A	Supreme Smiles STL LLC	198		
113B	Helping Hands	140		
114-115	Nexa Mortgage	1161		
116	Brightstar Care	530		
117	Simply Bright Ideas, INC	412		
118-119	Synergy Home Care	821		
120	James McCorkle	402		
121	Mental Wealth	553		
122	Total Quality Service	533		



BUILDING FOOTPRINT
8,709 sq. ft. FLOOR PLAN
NOT TO SCALE



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Building 3930



BUILDING
FOOTPRINT
8,709 sq. ft.

FLOOR PLAN
NOT TO SCALE

Suite #	Tenant	SF	Price per SF	Monthly Rent
100	Kasper Law	194		
101	Kasper Law	192		
101A	Kasper Law	166		
102	Right Choice Roofing and Restoration	217		
103	AVAILABLE	264	\$20	\$440
104	Aryan IT and Finance Solutions LLC	263		
105	Kasper Law	246		
106	Kasper Law	283		
107A	Kasper Law	153		
107B	Kasper Law	182		
108	Kasper Law	433		
44	College Preparation Station	1,890		
45	RAF Ministries	1,320		
46	Kumon Math & Reading	2,417		



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