

OFFICE BUILDING
FOR SALE

FRANCIS PLACE

950 FRANCIS PLACE
CLAYTON, MO 63105



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

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PRESIDENT & DESIGNATED BROKER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Salient Realty Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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PROPERTY INFORMATION



1



950
francis place
clayton, mo 63105

61,200 sf
office
building

attached
parking
garage

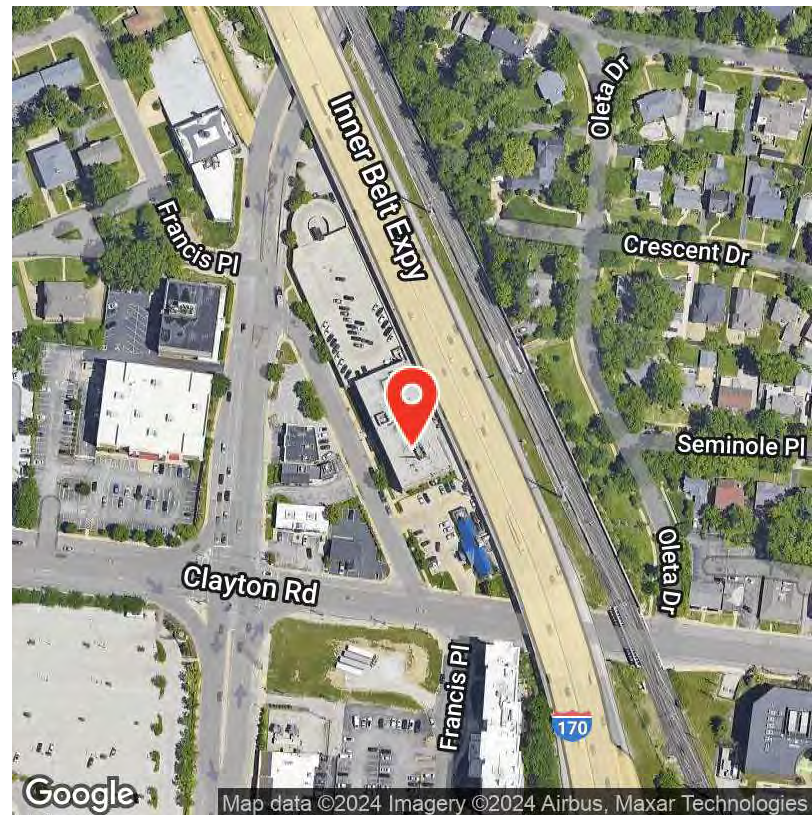
for sale

PROPERTY HIGHLIGHTS

- Predominately Medical Professional Tenants
- Attractive smaller Tenant Spaces
- 61,200 SF building with 38 units
- Renovated in 2014
- 2 story parking garage
- Incredible location w/ great highway visibility
- Flexible layout for various office configurations
- Well-maintained and professionally managed
- New HVAC throughout the building
- 24 hour security system

OFFERING SUMMARY

| | |
|------------------|----------------|
| Sale Price: | Contact Broker |
| Number of Units: | 38 |
| Lot Size: | 1.74 Acres |
| Building Size: | 61,200 SF |



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PROPERTY DESCRIPTION

Salient Realty Group is pleased to present an incredible opportunity to own a prime investment opportunity in the prestigious Clayton office submarket. The property features an attractive tenant mix that is made up of mostly medical professionals. This property presents several opportunities including: owner-occupant, value add investment and/or continuing the lease up to medical professionals.

The property offers flexibility for an owner-user seeking to occupy a portion of the building and have additional income from the current and potential tenants. This could also be purchased by an investor with a lease-up strategy, most of the spaces are turn-key with several updates that were recently completed. Most of the tenants are long-standing tenants, in place rents are considerably below market and can be raised. The building does have some vacancies that can be filled at market rate to help boost returns.

This three-story structure is made up of 61,200 SF, 38 units, a 2 level parking garage, built in 1955 and renovated in 2014. The location provides easy access to I-170 and I-64.

Reach out to the Brokers for more information.

| | |
|----------------------|--|
| Building Name: | Francis Place |
| Building Address: | 950 Francis Place Clayton, MO 63105 |
| Property Type: | Multi tenant office |
| Zoning: | C4 |
| Building Size: | 61,200 SF |
| Parking: | 2 story parking garage |
| Lot Size: | 1.74 Acres |
| Building Class: | B |
| Year Built: | 1955 |
| Year Last Renovated: | 2014 |
| Number of Floors: | 3 |

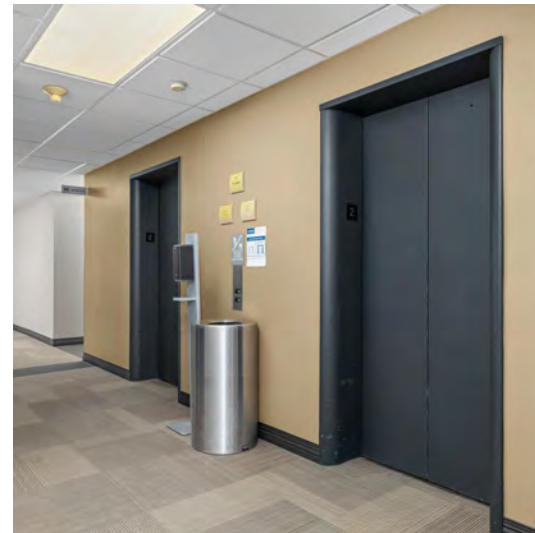


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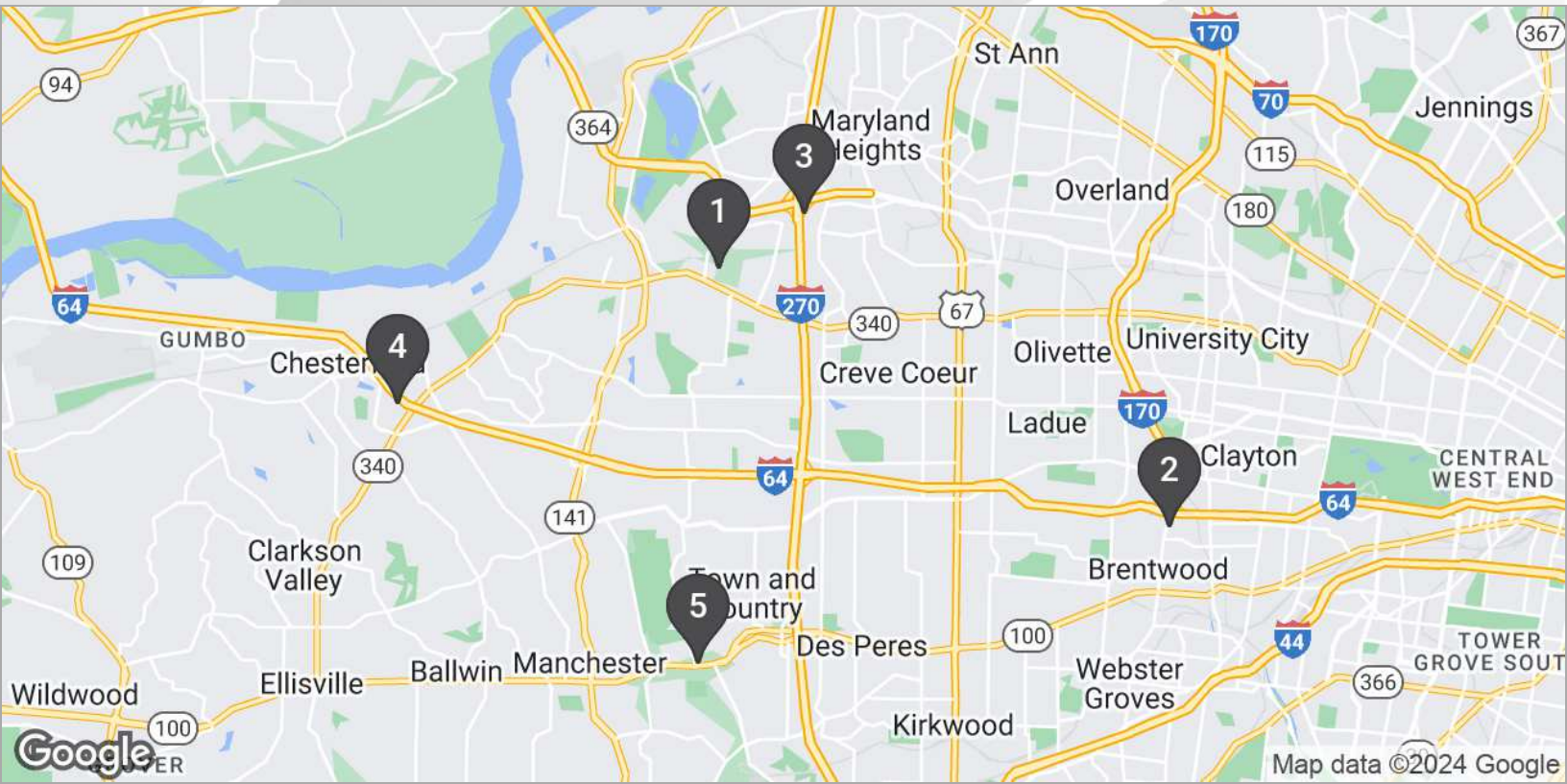
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SALE COMPARABLES



2



| | NAME/ADDRESS | PRICE | BLDG SIZE | LOT SIZE | PRICE/SF |
|-----------------|---|--------------------|------------------|-------------------|-----------------|
| 1 | 1227 Fern Ridge Pky Creve Coeur, MO | \$2,900,000 | 21,563 SF | 1.44 Acres | \$134.49 |
| 2 | Center 40 Executive 1600 S Brentwood Blvd Brentwood, MO | \$16,540,000 | 105,000 SF | 3.10 Acres | \$157.52 |
| 3 | Craigshire Point Office Center 2055 Craigshire Rd Saint Louis, MO | \$4,400,000 | 35,701 SF | 2.39 Acres | \$123.25 |
| 4 | 500 Chesterfield Ctr Chesterfield, MO | \$4,900,000 | 38,204 SF | 2.25 Acres | \$128.26 |
| 5 | 2190 S Mason Rd Town and Country, MO | \$2,550,000 | 21,792 SF | 1.40 Acres | \$117.02 |
| AVERAGES | | \$6,258,000 | 44,452 SF | 2.12 ACRES | \$132.11 |

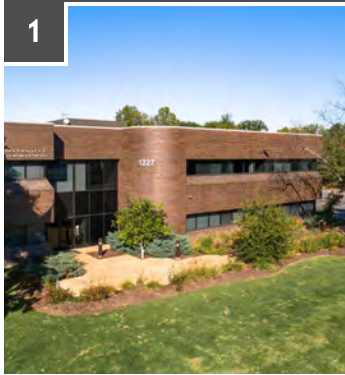


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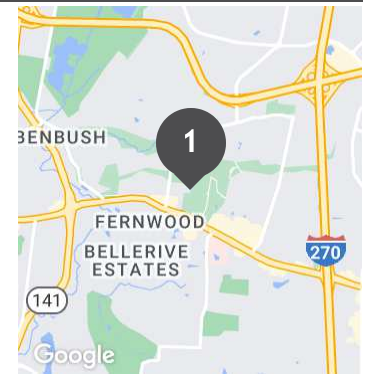


1

1227 FERN RIDGE PKY

Creve Coeur, MO 63141

Price: \$2,900,000 Bldg Size: 21,563 SF
 Lot Size: 1.44 Acres Price/SF: \$134.49

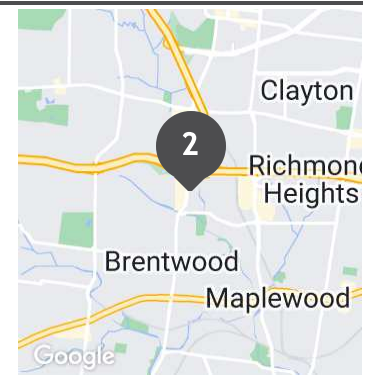


2

CENTER 40 EXECUTIVE

1600 S Brentwood Blvd, Brentwood, MO 63144

Price: \$16,540,000 Bldg Size: 105,000 SF
 Lot Size: 3.10 Acres Price/SF: \$157.52

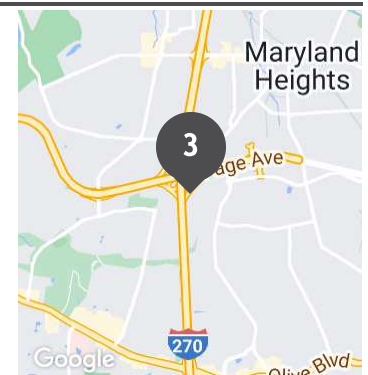


3

CRAIGSHIRE POINT OFFICE CENTER

2055 Craigshire Rd, Saint Louis, MO 63146

Price: \$4,400,000 Bldg Size: 35,701 SF
 Lot Size: 2.39 Acres Year Built: 1981
 Price/SF: \$123.25

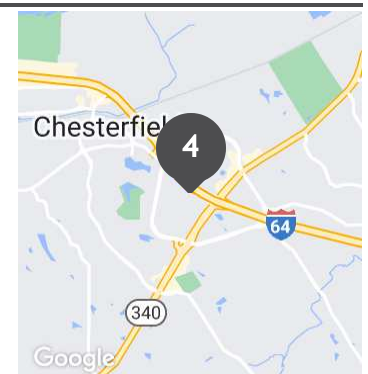


4

500 CHESTERFIELD CTR

Chesterfield, MO 63017

Price: \$4,900,000 Bldg Size: 38,204 SF
 Lot Size: 2.25 Acres Year Built: 1984
 Price/SF: \$128.26

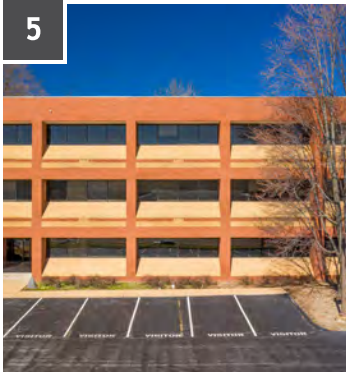


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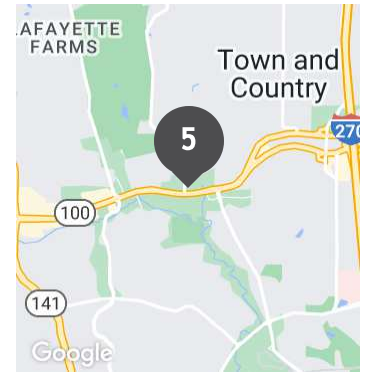
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2190 S MASON RD

Town and Country, MO 63131

| | | | |
|-----------|-------------|-------------|-----------|
| Price: | \$2,550,000 | Bldg Size: | 21,792 SF |
| Lot Size: | 1.40 Acres | Year Built: | 1984 |
| Price/SF: | \$117.02 | | |



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3

**JAMES ANDERSON**

Associate

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PROFESSIONAL BACKGROUND

James has a passion for Commercial Real Estate which developed at a young age since his father sold Real Estate for over 30 years. He enjoys connecting with buyers and sellers to learn their wants, needs, and more importantly, learning about who they are. He believes relationships and communication are the most powerful tools in Real Estate.

During his short time as a Real Estate agent, he was one of the top Real Estate agents at Keller Williams St.Louis for multiple years selling Commercial Real Estate part time. He specializes in finding off-market properties and bringing those opportunities to his clientele before it hits the market. James is very passionate about bringing the best opportunities and services to his clients.

EDUCATION

University Of Kentucky

MEMBERSHIPS

St.Louis Association Of Realtors

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**TIMOTHY MCCARTHY**

Senior Associate

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MO #2019034093

PROFESSIONAL BACKGROUND

Timothy is an Associate at Salient Realty Group. He has a passion for the growth and redevelopment of the city which landed him with Salient. Tim works with clients in all phases from leasing to acquisitions. Prior to Salient, Tim worked in Sales, Marketing and leadership with various companies and start-ups, which allows him to understand the various needs of his clients. With his experience in marketing and sales this further enhances Tim's ability to provide expert representation to his clients. Tim began his career in commercial real estate to help investors, sellers and buyers make smarter real estate decisions and be a real estate problem solver for many. He has worked on office, retail, small-to-large multifamily and a wide variety of investment properties. As a husband and father of three, Tim enjoys spending time with his family.

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**GAREN LAFSER**

President & Designated Broker

glafser@salientrealtygroup.com

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PROFESSIONAL BACKGROUND

Garen has his Missouri Real Estate Brokers Associate License and serves as President and the designated broker for Salient Realty Group. He has helped many different clients locate high potential properties and provides other various real estate services for his clients as well. Over his career he has had the privilege of working on a variety of projects ranging in size from \$250,000 to \$100 million. He has not only provided brokerage services for these projects but also other various services including economic modeling, securing financing for projects, PACE financing energy engineering reports, historic tax credit consulting, Brownfield tax credit consulting, energy efficiency consulting and more. Because of his vast experience in the real estate industry, Garen brings much more to his clients than just brokerage services.

EDUCATION

Master's in Business Administration from Liberty University in Virginia

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