

Office | For Lease or Sale

CBRE

12,000 SF | 2 Story Office Building

9651 Clayton Rd
St. Louis, MO 63123
www.cbre.com/stlouis

Up to ±5,250 SF Available for Lease or Owner-User



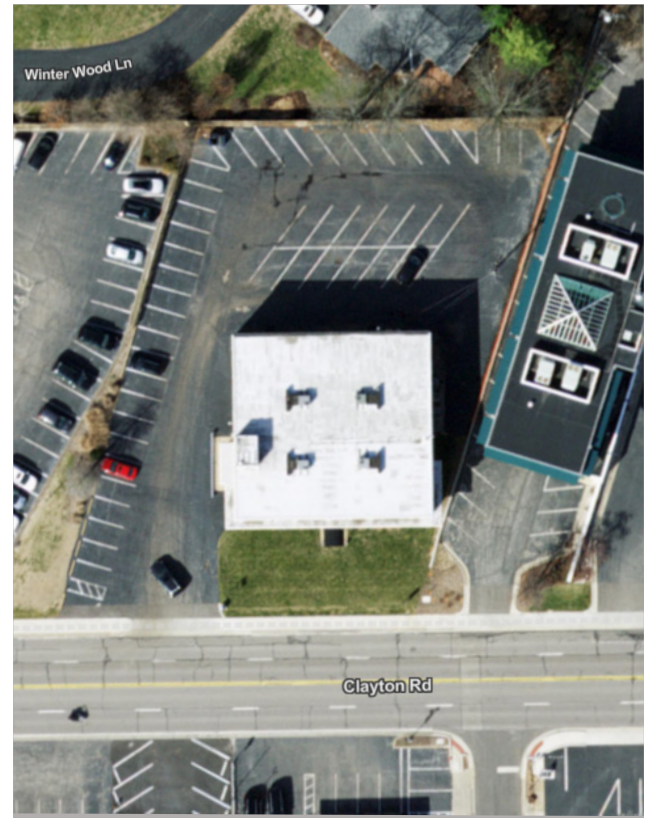
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Property Overview

A rare chance to purchase a well maintained, high visibility office/retail property located in the heart of Ladue on Clayton Road, especially ideal for owner-users

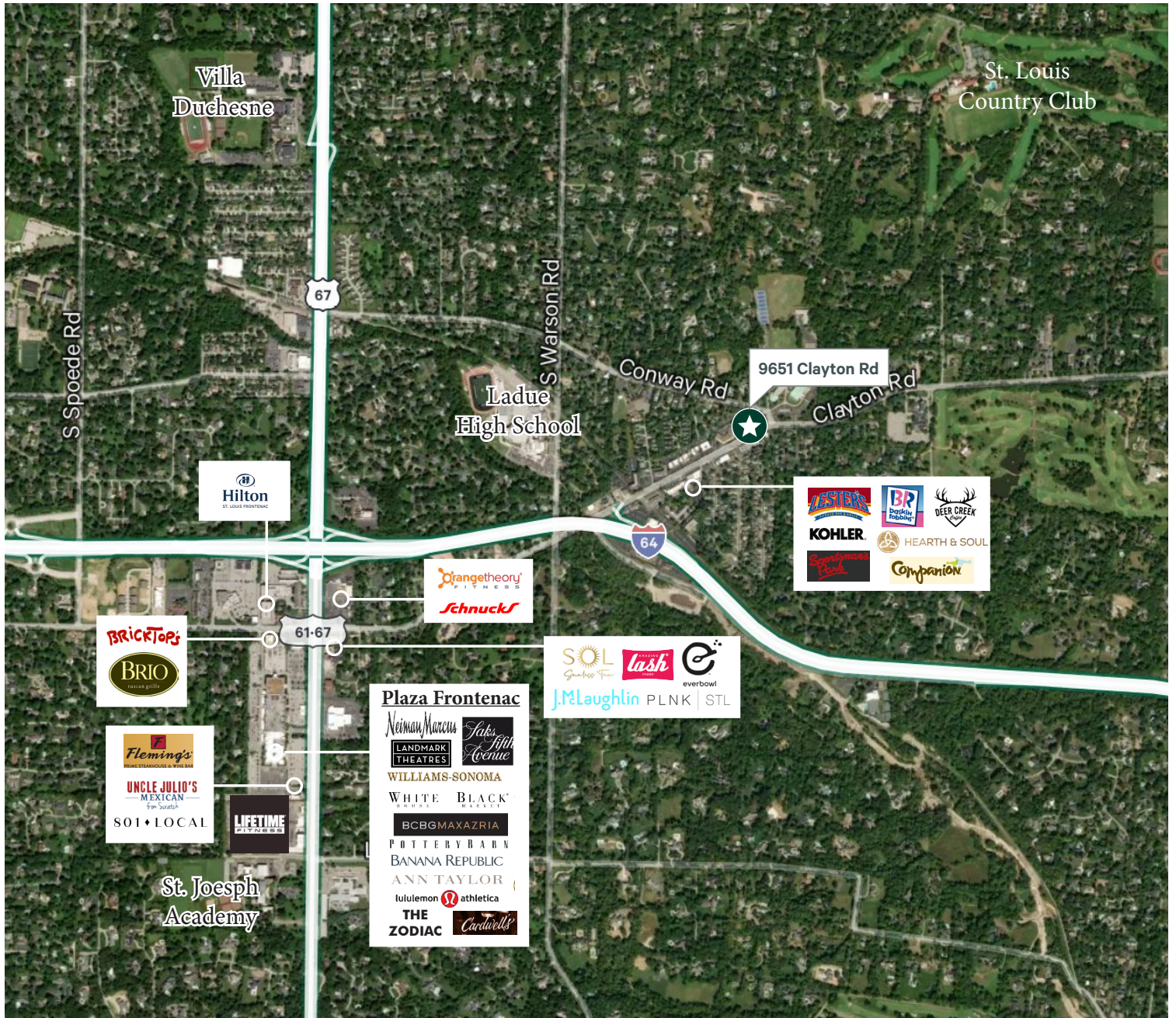
- + Up to 5,250 rsf available on the second floor for owner/user occupancy or third party leasing
- + **Lease Rate: \$25.00 NNN, inquire for sale pricing**
- + Current owner willing to sign lease for up to 1,250 rsf
- + Existing tenant income will allow an owner/user to significantly offset its occupancy costs
- + Approximately .7 acre site with 45 parking spaces
- + Short walk to restaurants and retail amenities on Clayton Road including Companion Bakery, Ladue Taco, Sportsman's Park, Lesters, Gourmet to Go, Deer Creek Coffee and many more
- + ½ mile from Eastbound I-64 and 1 mile from Westbound I-64 via Lindbergh Boulevard
- + STL County Parcel #: 19M340454
- + Zoned G1, Neighborhood Commercial District-City of Ladue
- + Contact Brokers for Pricing/Financials available upon request



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Trade Aerial



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