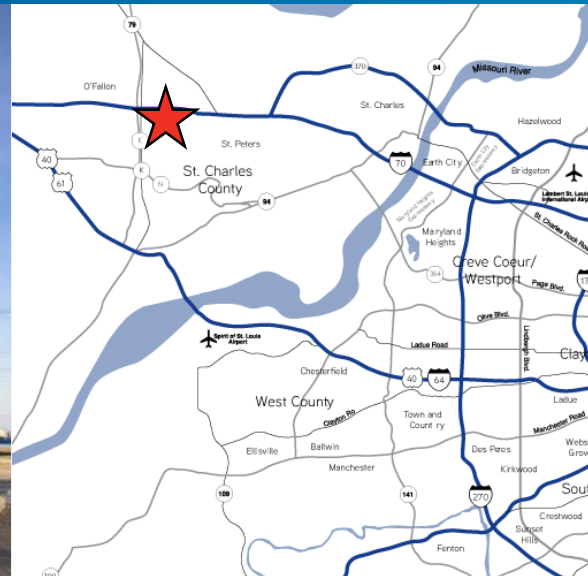


FOR SALE > OFFICE INVESTMENT

300 St. Peters Centre Boulevard

ST. PETERS, MO 63376



Offering Overview

300 St. Peters Centre Boulevard is an attractive Class A office building situated on approximately 2.4 AC of land. With 28,353 RSF of office space, the building is approximately 85% occupied. The Property has excellent parking at a ratio of 5/1,000 SF. The extensive window line provides exceptional views. Additionally, building and monument signage is available with outstanding visibility from Interstate 70, one of the region's busiest highways. This is an ideal opportunity for an user/investor.

Building Details

- > Well below replacement cost
- > Anchor tenant recently renewed
- > Extensive Capital Improvements
- > 2,374 SF and 2,201 SF suites currently available for lease
- > Monument and building signage available - visibly from I-70
- > Approximately 133,000 vehicles per day on I-70
- > Extensive window line
- > Great parking: 5/1,000 SF
- > Excellent proximity to amenities including restaurants, hotels, national retailers, Mid Rivers Mall, St. Peters City Hall, St. Peters RecPlex and BJC Hospital - St. Peters
- > Upside potential

Sale Price

\$3,400,000 (\$120/SF)

Contact Broker

For Confidentiality Agreement
& Offering Memorandum

Chad J. Burkemper
+1 314 584 6279 direct
+1 636 579 9020 cell
chad.burkemper@colliers.com

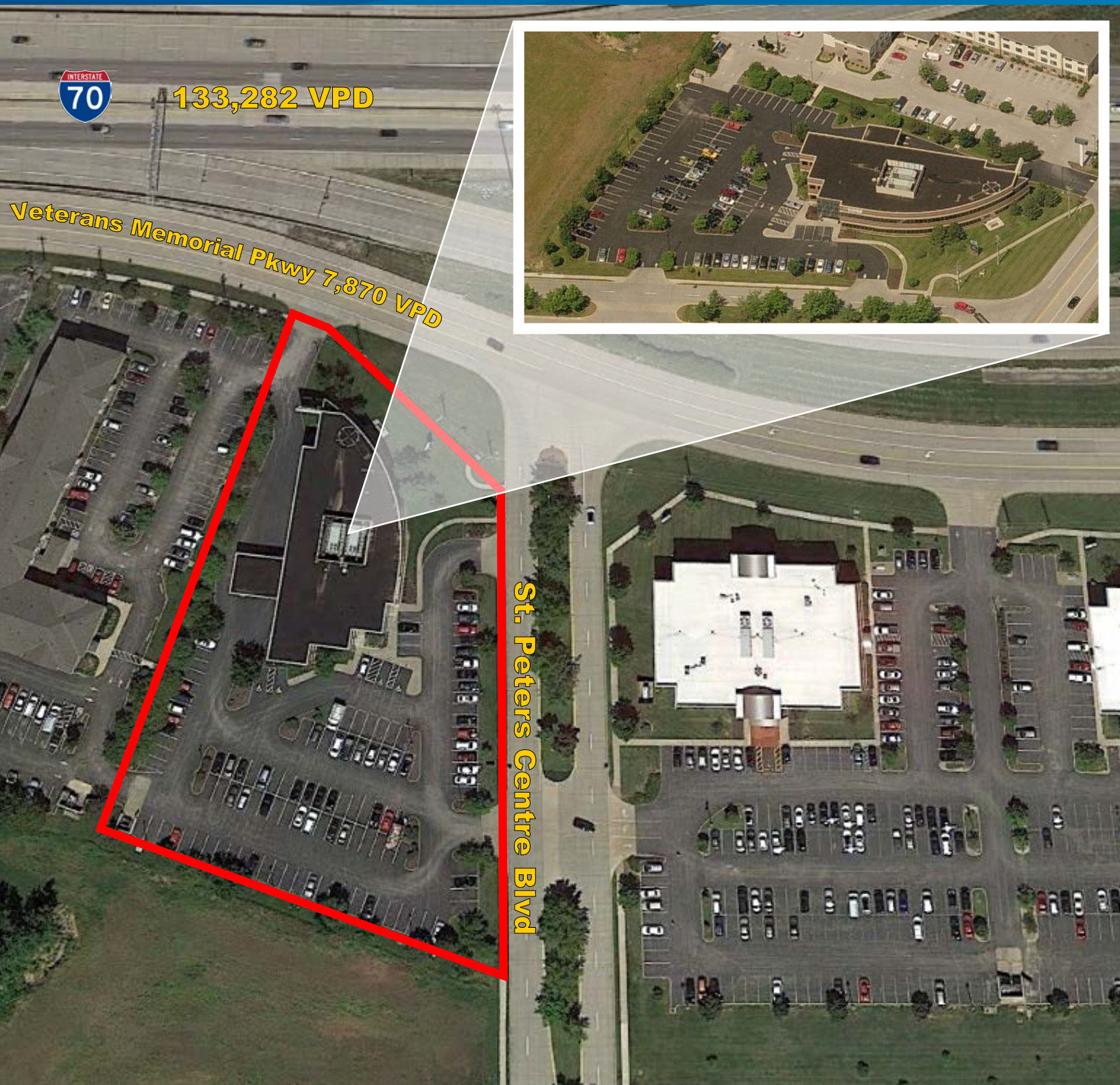
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FIRST FLOOR



SECOND FLOOR



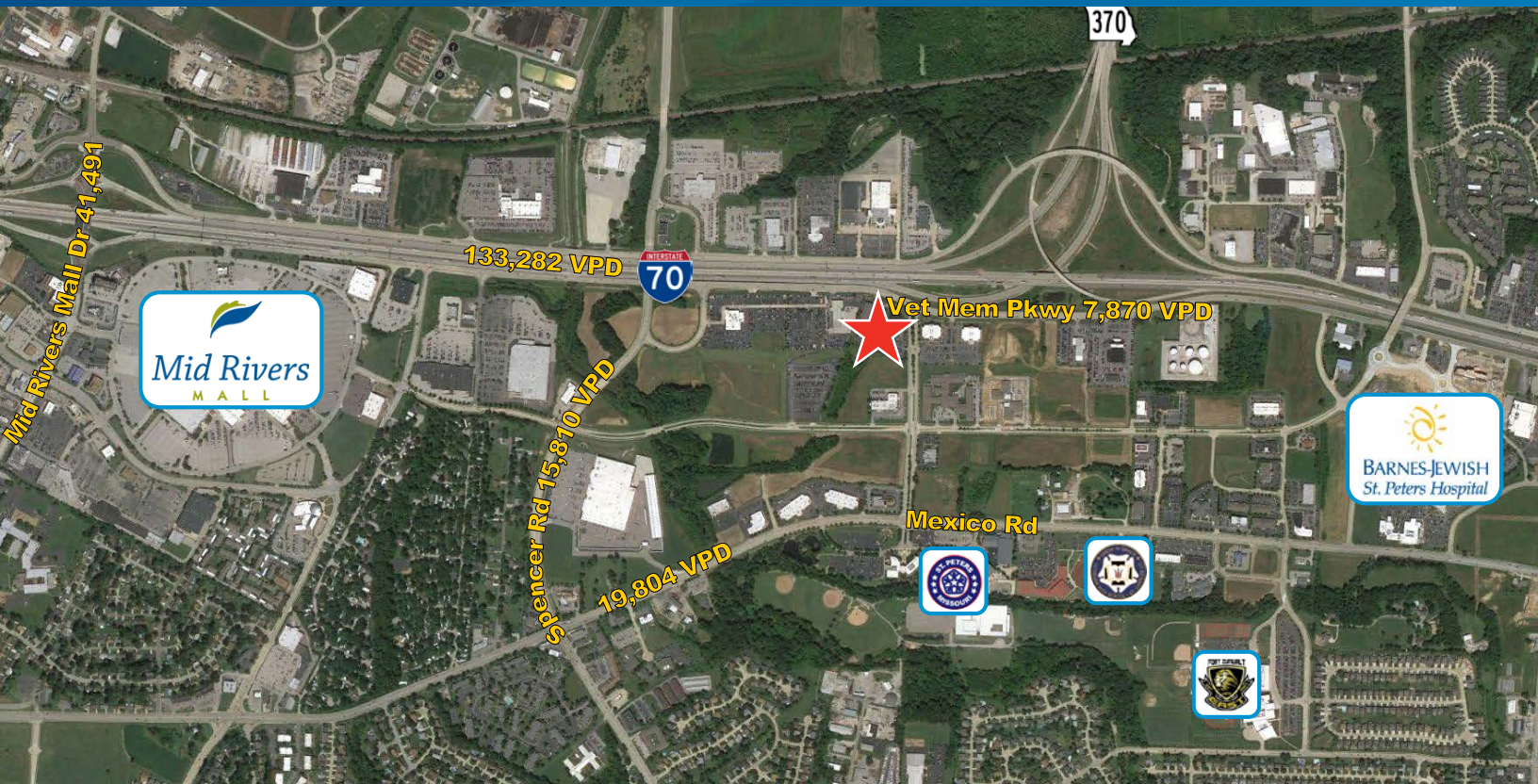
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