



Building Type:	Office
Available SF:	363,234
Total SF:	363,234
Sale Price:	\$45,000,000
Last Updated:	Jan 6, 2025

Economic Development Contact

Gary Carter
City of Clayton
10 N. Bemiston
Clayton, MO 63105
(314) 727-8100 | gcarter@claytonmo.gov


Realtor/Owner Contact

Jim Postweiler
| jim.postweiler@nmrk.com

Property and Area Description


A trophy office package including two Class A multi-tenant buildings, totaling 581,191 sq ft, located in downtown Clayton. Currently leased to high-quality tenants across 12+ industries, the property has a weighted average lease term of 3.9 years. With significant upside potential due to below-market occupancy and recent capital investments, this is a unique opportunity to acquire highly amenitized office buildings with close proximity to major thoroughfares in St. Louis. Strategically located near major thoroughfares in the region I-64 and I-170, the Property benefits from its superior access and connection to the surrounding area while enjoying the perks of being situated in nationally recognized Clayton, widely considered the city's best submarket.

Population

	920,442 10 Mile Radius	1,821,535 20 Mile Radius	2,379,538 30 Mile Radius
---	----------------------------------	------------------------------------	------------------------------------

Source: ESRI®, 2024

Households

	409,308 10 Mile Radius	774,044 20 Mile Radius	990,262 30 Mile Radius
--	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren