



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

Economic Development Contact

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Realtor/Owner Contact

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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



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

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

Utilities

Electric: Ameren

An aerial photograph of a city center, likely New York City, showing a mix of modern and older skyscrapers, parking lots, and streets. The image is oriented horizontally, with the city grid running from top-left to bottom-right. The architecture is diverse, with some buildings featuring glass facades and others with more traditional masonry. The streets are filled with cars, and the overall scene depicts a bustling urban environment.

