

Pierre Laclede Center II
7733 Forsyth Blvd | Clayton, MO | US | St. Louis County
Available SF: 363,234 | Sale Price: \$45,000,000



Building Type:	Office
Available SF:	363,234
Total SF:	363,234
Sale Price:	\$45,000,000
Last Updated:	Aug 26, 2024

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

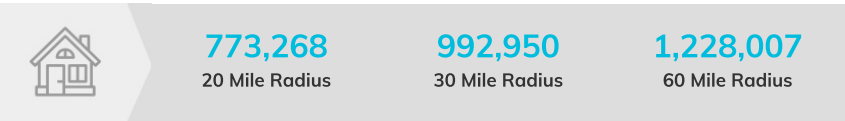
A trophy office package including two Class A multi-tenant buildings, totaling 581,191 sq ft, located in downtown Clayton. Currently leased to high-quality tenants across 12+ industries, the property has a weighted average lease term of 3.9 years. With significant upside potential due to below-market 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®, 2025

Households

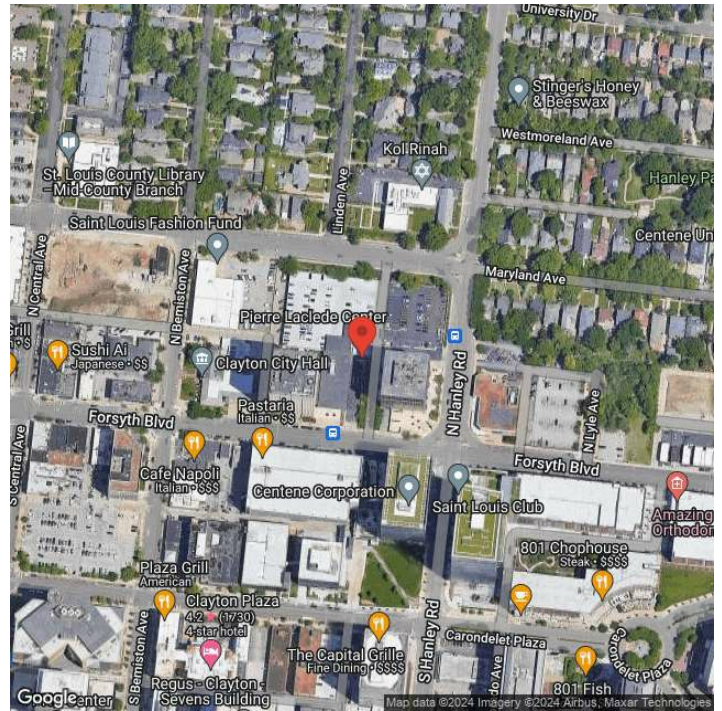


Source: ESRI®, 2025

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Kate M. Betsworth
Rail Contact Phone: 402-544-3237
Rail Contact Email: kmbetswo@up.com

Property Images



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