

HUTKIN




DEVELOPMENT COMPANY

HUTKIN DEVELOPMENT COMPANY
 10829 Olive Boulevard
 Suite 200
 St. Louis, MO 63141

Telephone 314.872.9140
 FAX 314.872.9001

Visit our website:

ST. LOUIS COUNTY OFFICE PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,825 SF to 3,650 SF	11860-62 Lackland St. Louis, MO 63146 	LEASE	\$8.75 psf, MG	<ul style="list-style-type: none"> - Convenient location at intersection of Lackland and Concourse in Westport - 100% office finish including: open space, several private offices, & reception area - Great visibility from Lackland and Concourse - Attractive glass line facing Lackland 	Bo Keefer 314-973-1242
704 SF	447-463 N. New Ballas Creve Coeur, MO 63141 	LEASE	\$1,100/month Gross	<ul style="list-style-type: none"> - 2nd Floor office / medical suite - Neighborhood center anchored by St. Louis Bred Company 	Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887
6,700 SF	1600 N Warson St. Louis, MO 63132 	FOR SALE	\$499,900.00	<ul style="list-style-type: none"> - High end office finish easily converted to Service Center - Convenient location on Warson Road south of Page - Current owner willing to lease back a portion of the space 	Bo Keefer 314-973-1242 Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654

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SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
4,632 SF	9147 Watson Road St. Louis, MO 63126	SALE	\$599,000.00	<ul style="list-style-type: none"> - Watson Road visibility - 30,845 VPD - 10 per 1,000 parking ratio - Potential redevelopment opportunity - Existing Residential Real Estate office—previously a doctor's office - Heavy electric - Monument signage 	Bo Keefer 314-973-1242 Ryan Carlie 314-496-4887
1,796 SF 2,812 SF	1561 - 1573 N. Warson Road St. Louis, MO 63132	LEASE	\$7.25 psf, MG \$7.25 psf, MG	<ul style="list-style-type: none"> - <u>1567 N Warson</u> - 1 office, showroom and 20'x20' storage area - <u>1561 N Warson</u> - 35'x25' storage area - 100% HVAC - Located at corner of North Warson Rd. and Indian Head Industrial Blvd. 	Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887
1,426 SF	11683 - 11689 Lackland Road Maryland Heights, MO 63146	LEASE	\$7.50 psf, NNN	<ul style="list-style-type: none"> - 3 private offices - Large open bullpen / conference room - Excellent visibility at the corner of Lackland and Schuetz 	Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887

