

# For Sale/Lease

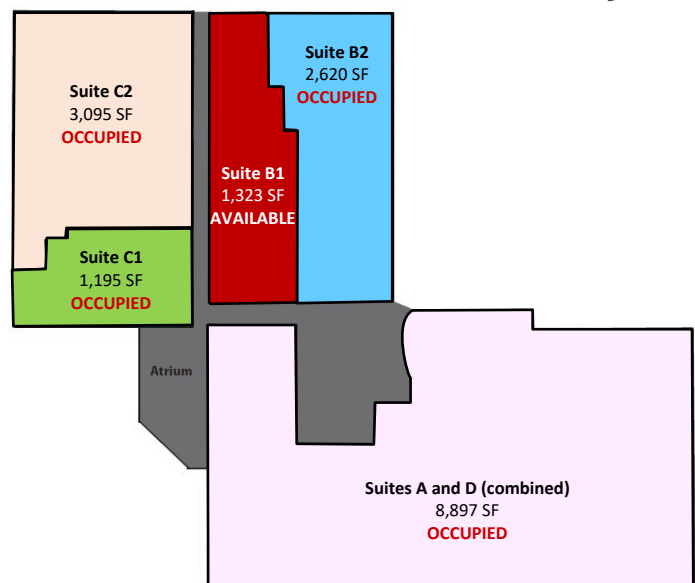
Office Building

3701 N. St. Peters Parkway  
St. Peters, MO 63376



- 17,130 SF Building
- Multi-Tenant Building
- 1.77 acre lot
- Landlord to build out space for qualified tenant with a for 5-7 year lease (\$18.00 PSF)
- Monument Signage and Building Signage
- 93 Parking Spaces
- Two Private Dedicated Parking Lots for Tenants
- High-visibility from MO-94
- Curb cuts on Glen Park Dr. & N. St. Peters Pkwy.
- Zoned Improved Commercial (C-3)
- Suite B1; 1,323 SF Available for Lease
- **Lease Rate:** \$17.00 PSF, Full Service
- **Sale Price:** \$1,900,000 (\$110.91 PSF)

## Current Floorplan



## Danny Wapelhorst

Vice President  
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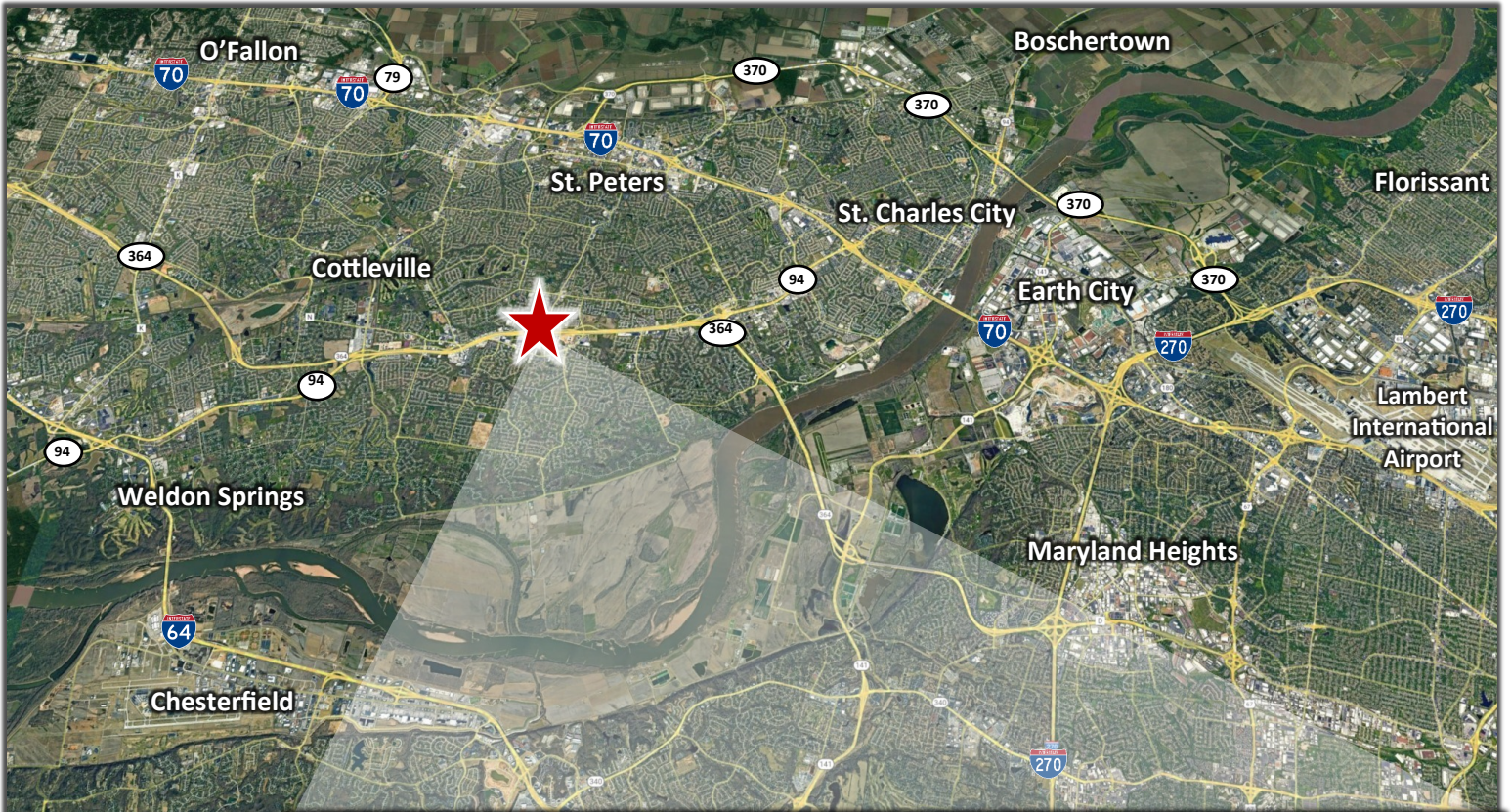
**CISSELL MUELLER**  
COMPANY, L.L.C.



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