

FOR SALE

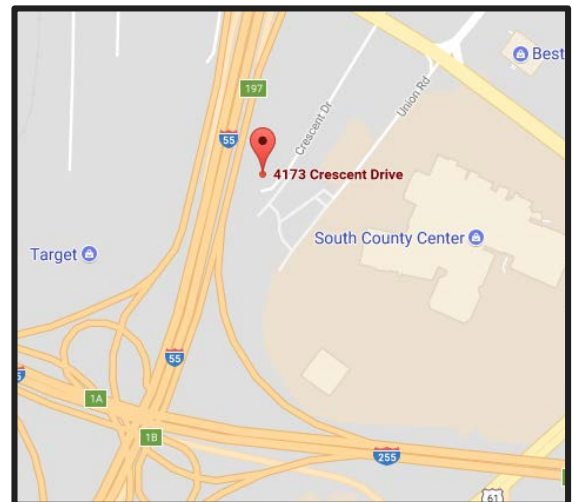
Multi-Tenant Office



\$2,250,000 (\$85.29/S.F.) | 26,379 Square Feet

South Port Office Park
4173 – 4193 Crescent Dr.
St. Louis, MO 63129

- Central South County Location
- 100,070 V.P.D. on I-55
- Exterior Signage Available Facing I-55
- 94% Occupied



For more information on this property, please contact:

George Kindler III | (314) 647-6611 ext. 121 | George@ManorRealEstate.com

Ben Cherry, CCIM | (314) 647-6611 ext. 115 | Ben@ManorRealEstate.com

3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

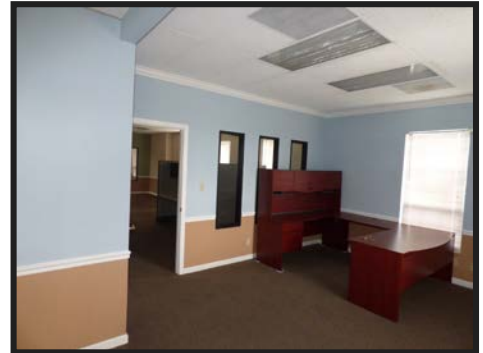
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- Current Cap Rate: 8.00%
- Value-Add Opportunity by Increasing Rental Rates and Filling Vacant Units
- Class B Professional Office Buildings
- 4/1,000 S.F. Parking Ratio– 106 Spaces
- Zoned “C8” (Planned Commercial)
- Convenient Access to I-55, I-270, and Lindbergh
- Walking Distance from Restaurants, Bars, Hotels, and the South County Mall
- Ideal for Professional Services, Attorneys, CPAs, Consulting, Etc.



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