

FOR **SALE** AND **LEASE**

GEORGETOWN CENTER

SALE PRICE: \$1,650,000 | 17,980 S.F.
LEASE RATE: \$10.00/S.F.M.G. | 2,400 S.F.

7521-7565 Ravensridge Road, ST. LOUIS, MO 63119



MARK CLARKSON

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.

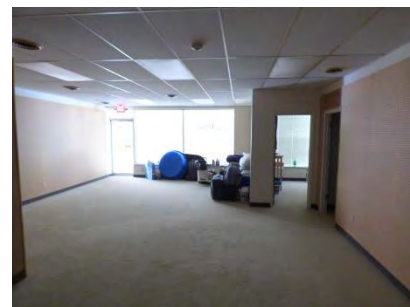


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PROPERTY OVERVIEW:

- Built in 1969
- Abundant Parking (6.45/1,000 S.F.)
 - Parking Lot Sealed and Striped in 2021
- Visibility From Watson Road
- 3 Buildings
 - Building 1: Fully Leased
 - Building 2: Fully Leased
 - Building 3: 1 Available Space
- Possibility For Build-To-Suit Additional Building Right On Watson Road

AVAILABLE SUITE OVERVIEW:

- **Building 3 - 7231-7235, Suite 1**
- **2,400 Square Feet**
- CAM = \$1.10 / Square Feet
- Perfect For Retail or Office Use
- Monument Signage Available
- Dock High Loading Area

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