

# FOR SALE

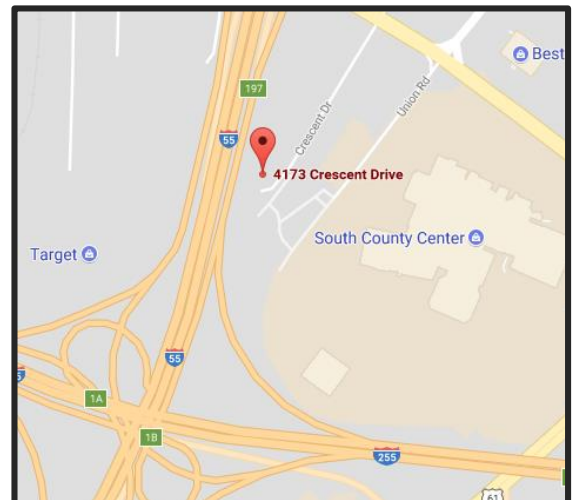
## Multi-Tenant Office Buildings



**\$2,095,000 (\$79.42/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
- 100% Occupied



*For more information on this property, please contact:*

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

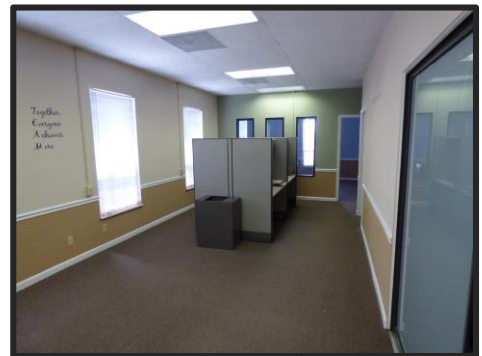
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## Multi-Tenant Office Buildings



**\$2,095,000 (\$79.42/S.F.) | 26,379 Square Feet**

- Current Cap Rate: 8.88%
- Value-Add Opportunity by Increasing Rental Rates to Market
- 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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