

For Sale or Lease

Westport Office Building - 15,521 Sq. Ft. - 1.28 Acres



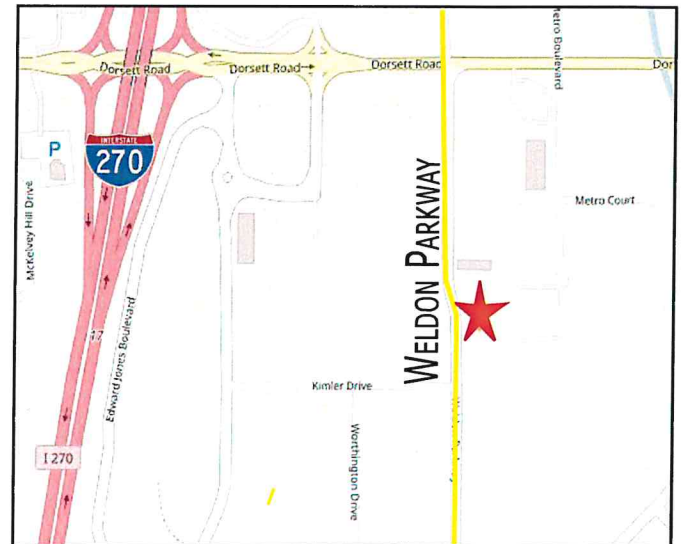
140 Weldon Parkway Maryland Heights, MO

Sale Price: \$1,300,000.00

Contact: Frank L. Yocum

 fyocum@hillikercorp.com

- **Excellent Central Location-Easy Interstate Access**
- **Single Or Two Tenant Building - Masonry Construction**
- **Presently Demised - 3,019± 12,502 Sq. Ft. Suites**
- **Parking Ratio 4/1,000 Sq. Ft.**
- **New Roof - Spring 2012 - Interior Office Remodeled 2015**
- **Ideal For Owner/User Plus Additional Income**




Office Industrial Retail Institutional Investment Management

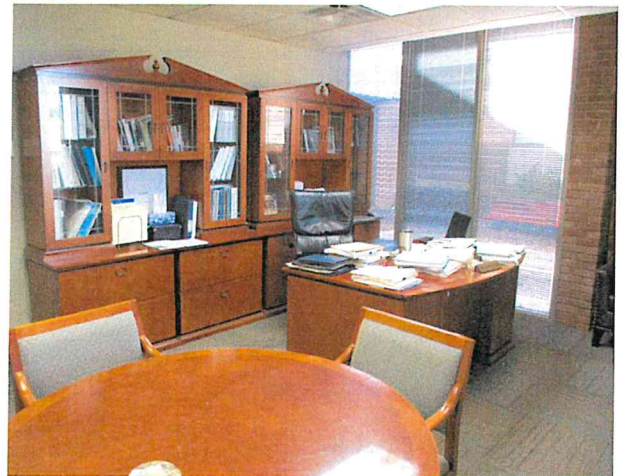


Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com

314 781 0001

 Individual Membership in the Society
of Industrial and Office Realtors

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




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Data Sheet

Agent: Frank L. Yocum

Address: 140 Weldon Parkway, Maryland Heights, MO 63043

Building Name: Executive Financial Group/Senior Services/ A Gathering Place

Property Type: Single Story Commercial Office Building – Single or Two Tenant Use

Directions to Property Location: Interstate 270 to Dorsett Rd. East-Left on Weldon Parkway to Subject Property.

Building Information:

Construction: Brick Masonry/Concrete Foundation

Story/Renovated: 1 Story/Renovated 2015

Building Sq. Ft.: 15,521± Sq. Ft. (St. Louis Co.)

Suite Division: Suite A 3,019± Sq. Ft.
Suite B 12,502± Sq. Ft.

Available Space: Up to 15,521± Sq. Ft. Tenant may stay

Current Internet: Charter/Spectrum

Roof: New Roof 2012 (Warranty Transferable)

Roof Type: Flat Built up white TPO

HVAC: 6- Roof top Mounted Units

Restrooms: 5 Restrooms with Multiple Fixtures

Heat: Gas Forced Air (Spire)

Air Conditioning: Central (Ameren)

Water/Sewer: Metropolitan St. Louis Sewer District

Electric: Ameren Missouri

Floors: Carpet, Vinyl in Kitchen & Restrooms

Sign: Hilliker Sign on Site

Site Information:

Lot Size: 1.28± Acres (Per County)

Zoning: "M-1" Office, Service and Light Manufacturing District.

Taxes: 2018 \$36,387.67

Parking: Free Surface for 4 to 1 Parking Ratio

Sale Price: \$1,300,000.00

Tenant: Suite A: 3,019± Sq. Ft. Termination Date April 30, 2020

Rental: \$28,608.48/yr. (\$9.50/Sq. Ft.)

Option: One (1) extension for 1 year

Rate: Mutually Agreeable Rate

Remarks: Centrally located office building situated in the heart of Maryland Heights.

Easy Access to St. Louis/St. Charles Counties via Interstate System (I-270, I-70, I-170) and Page Avenue.

Information herein is not warranted and is subject to change without notice. We assume no liability for Errors

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 info@executiveconstruction.com

Executive Construction Services
 10240 Teasden Valley Court
 St. Louis, MO 63123
 314.581.7482
 kd2162@gmail.com

Building Improvements for

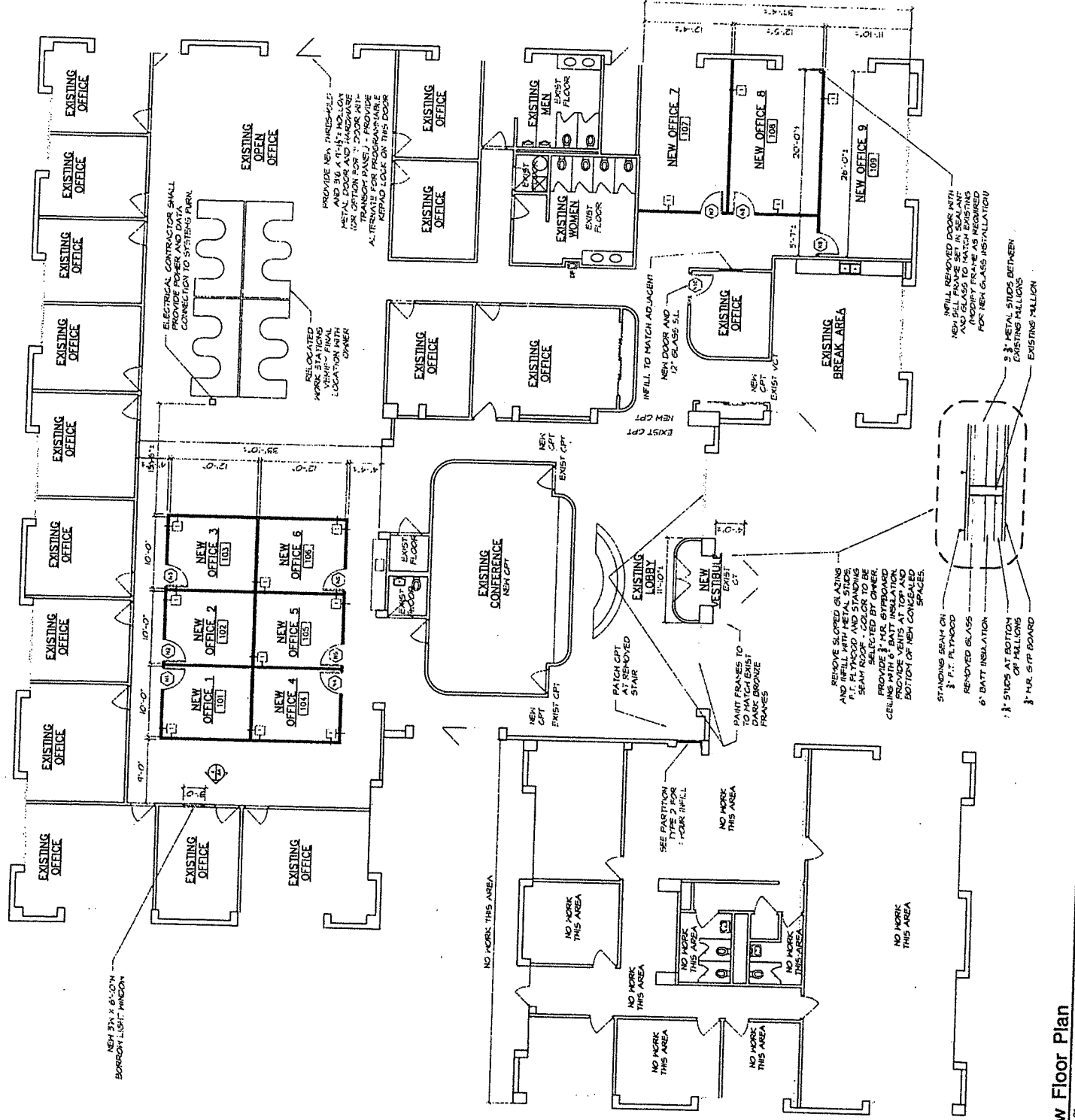
Executive Financial Group LLC

140 Weldon Parkway
 Maryland Heights, MO 63043



9-8-15
 7-20-15 Site Verify
 7-27-15 Progress Plan
 7-27-15a Progress Plan
 8-5-15 Revised per Meeting
 8-19-15 For Review
 8-19-15 Permit Issue
 9-8-15 Permit Issue

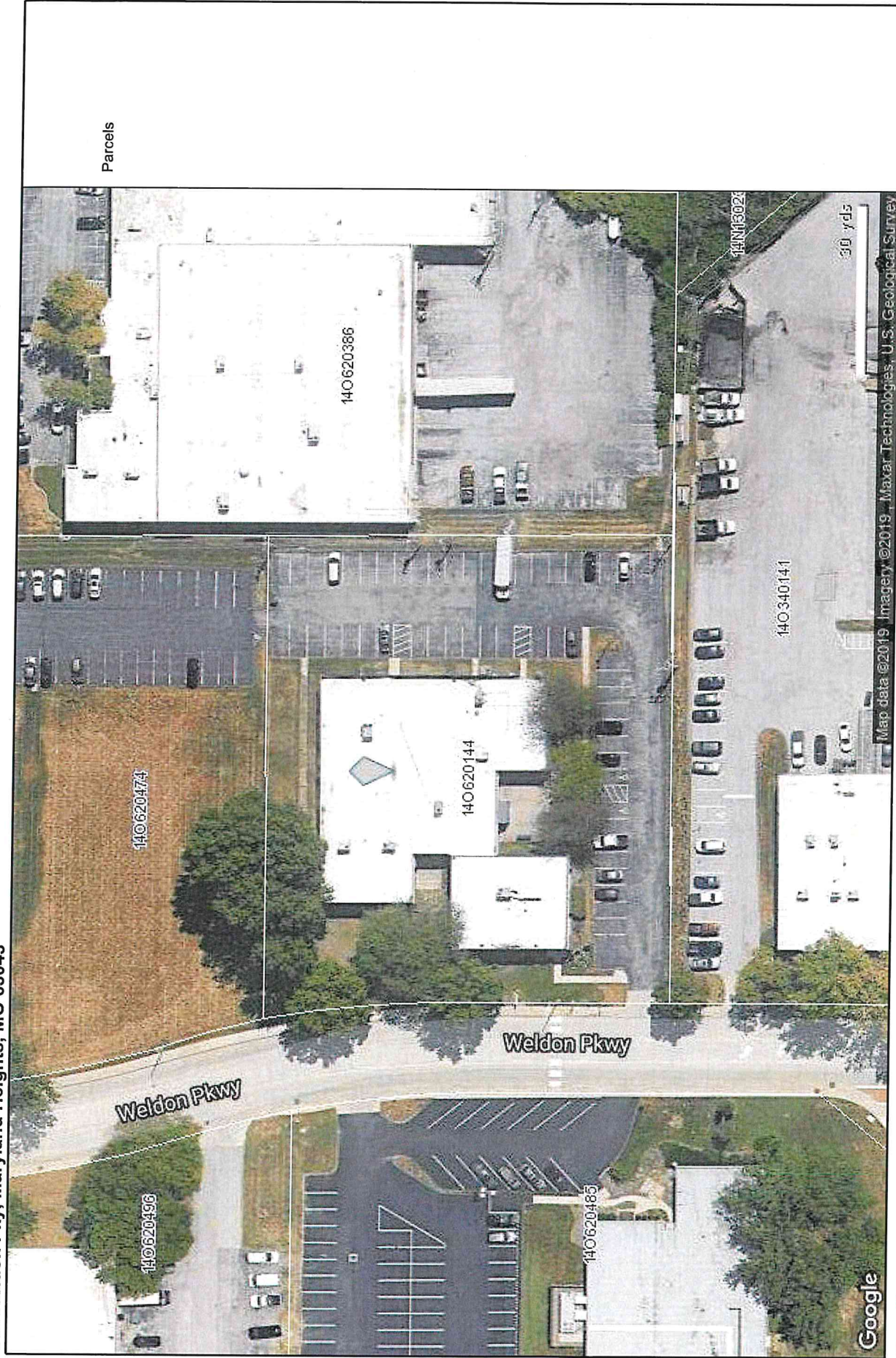
Floor Plan
 A-1



New Floor Plan
 1/8"=1'-0"

140 Weldon Parkway, Maryland Heights, MO 63043

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