

FOR SALE

# 5 SOLUTIONS PARKWAY

Town & Country, MO 63017

CALL FOR PRICING





## PROPERTY INFO

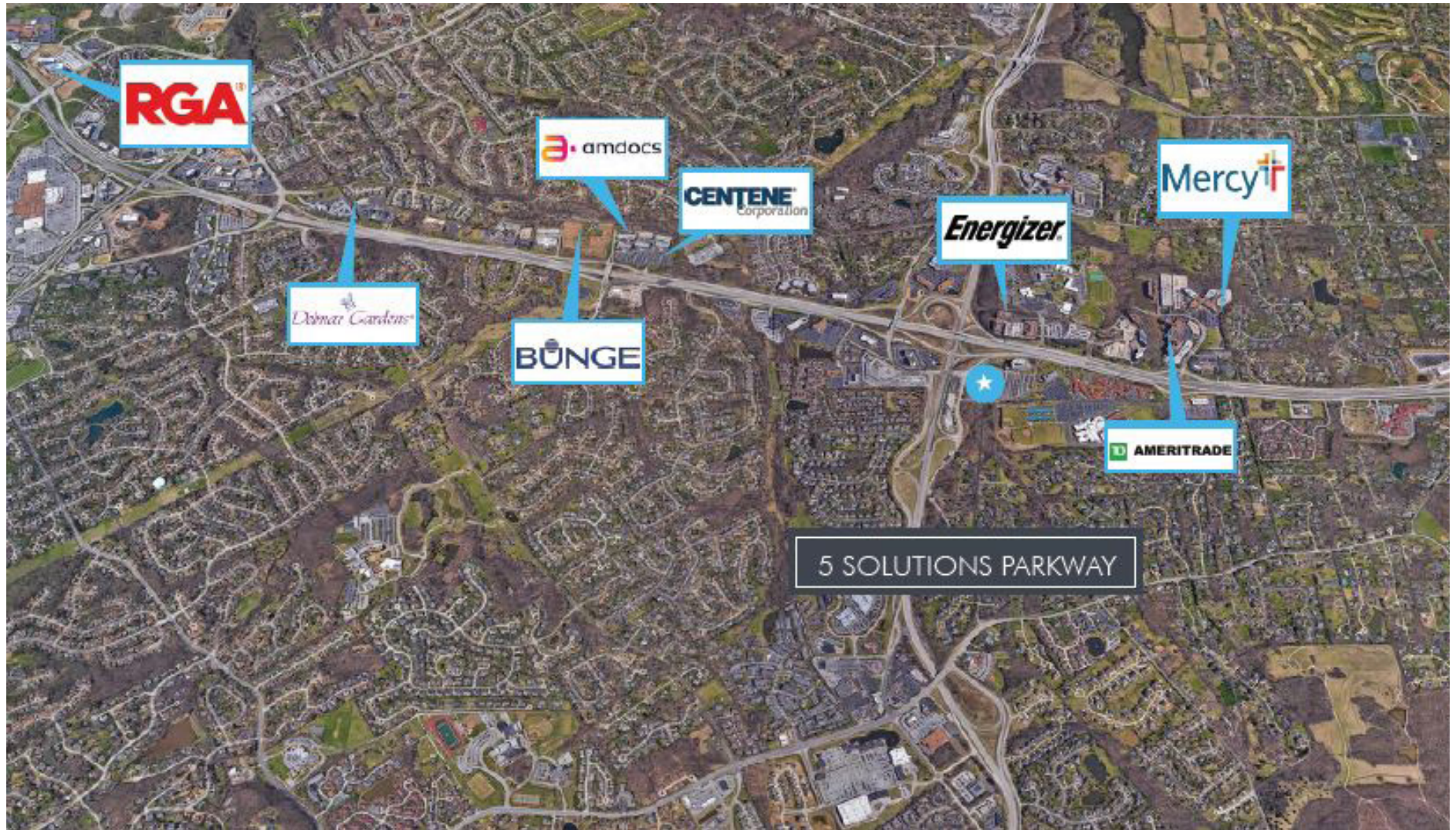
- 1 Acre Development Site
- Zoning: PO. P.D. - Planned Office Park District
- SEC of Hwy 141 and I-64 in West County
- Visible to over 150,000 vehicles per day
- Potential for a new 6-story 170,000 SF office building
- Class A Office Vacancy rate of 6.4% and asking rental rate of \$26.18/SF
- Surrounded by Energizer, TD Ameritrade, Mercy, Bunge, CenturyLink, RGA, Amdocs, and Centene Corporation
- Average 2019 Household Income of \$175,325 and \$159,194 in a one and three mile radius

## THE OFFERING

CBRE, Inc. has been retained as exclusive advisor and agent to sell the 100% fee simple interest in 5 Solutions Parkway (the "Property"), a one-acre parcel of land located in the Hawthorne Office Park in the City of Town and Country, St. Louis County, Missouri. The land parcel is zoned Planned Office Park Development (P.O.P.D.), and has been approved in the past for a six-story office building of approximately 170,000 square feet. The development of the parcel includes the right to build the appropriate parking needed within the surrounding 21 acres of common ground in Hawthorne Business Park.

The Property is located in the West County Office Submarket, one of the most desirable submarkets in the Midwest, boasting a 6.4% Class A vacancy rate and a Class A asking rate of \$26.18 per square foot. The location of the Property along Interstate 40 just southeast of Route 141 provides an unparalleled opportunity to have outstanding visibility and signage to the over 147,000 vehicles and 10,000 vehicles that travel Interstate 64 and Route 141, respectively, every day. This is one of the only remaining undeveloped sites along the highly desirable Interstate 64 / Highway 40 Corridor.

PROPERTY LOCATION



# 5 SOLUTIONS PARKWAY

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## PLEASE CONTACT:

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