

9147 Watson Road  
**CRESTWOOD, MO**

**515-5208 SF AFFORDABLE OFFICES AVAILABLE FOR SALE OR LEASE**



**5208 SF Free-Standing Office-Possible Retail/Restaurant**



- Now Offered For Sale or Lease
- Lease all or Part-Owners will subdivide
- Originally constructed as a Free-Standing Restaurant
- Later converted to a multi-tenant Dental/Real Estate Office
- 5208 SF Building on 0.96 Acres
- Parking for 45 vehicles
- New TPO Roof and Tapered Insulation 2020
- Monument Signage Available



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS

For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

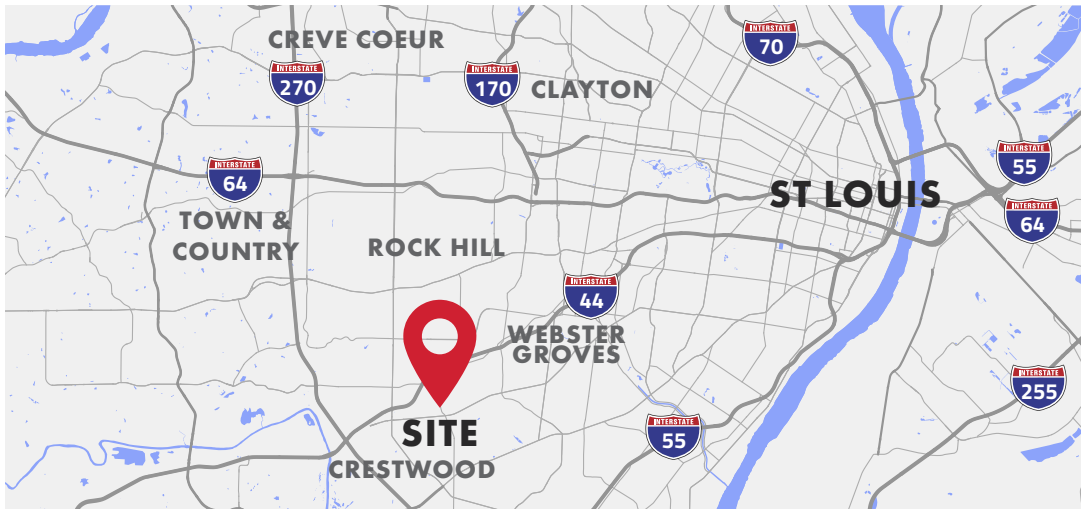
Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)





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Great South County Location, located on Historic Rt 66 in the City of Crestwood east of the soon to be developed The Crest, A 104 Million Dollar mixed-use development of shops, restaurants, a multi-screen movie theater, social spaces, offices, retail, loft units, and senior living. The redevelopment of Crestwood Plaza makes this property a very attractive location for a nominal price.

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## Photos



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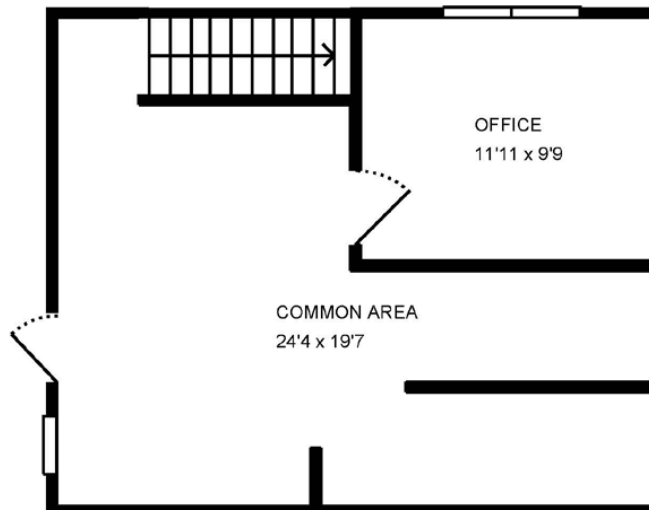
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## Suite 201

- 515 Square Feet
- 2-Floor "Tree-Top" Office
- Includes "Shared Common Area-1st Floor"
- Large Private Office
- Includes Mult-user Built-in Workstations
- Modified Gross Lease plus the pro-rated share of utilities



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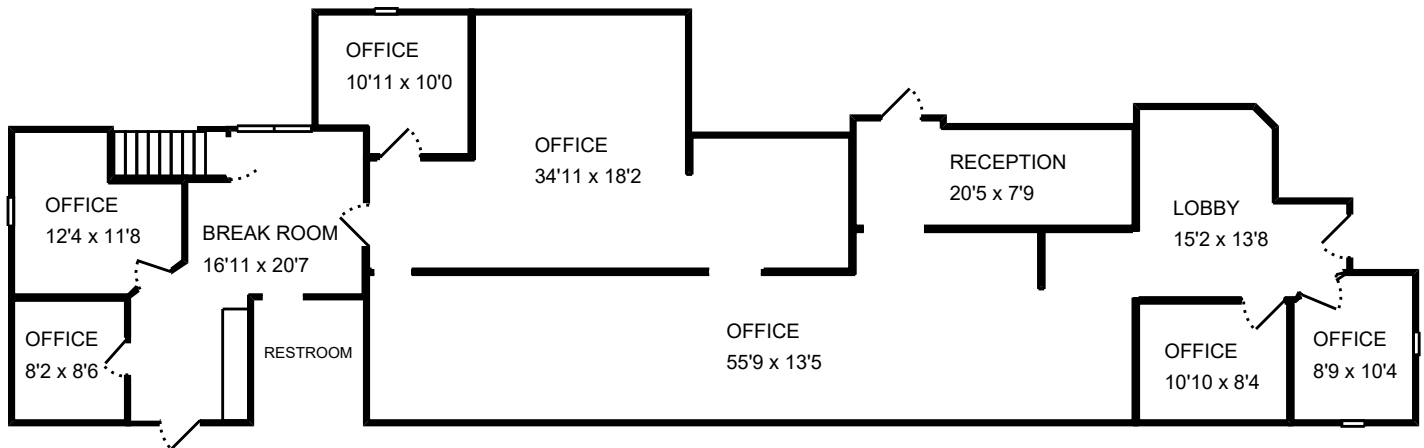
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## Suite 101

- 1,842 Square Feet
- Former Residential Real Estate Office
- 3-Private Offices, Reception, and Large Open work area
- Can be easily combined with Suite 102 for additional square footage
- Modified Gross Lease plus utilities



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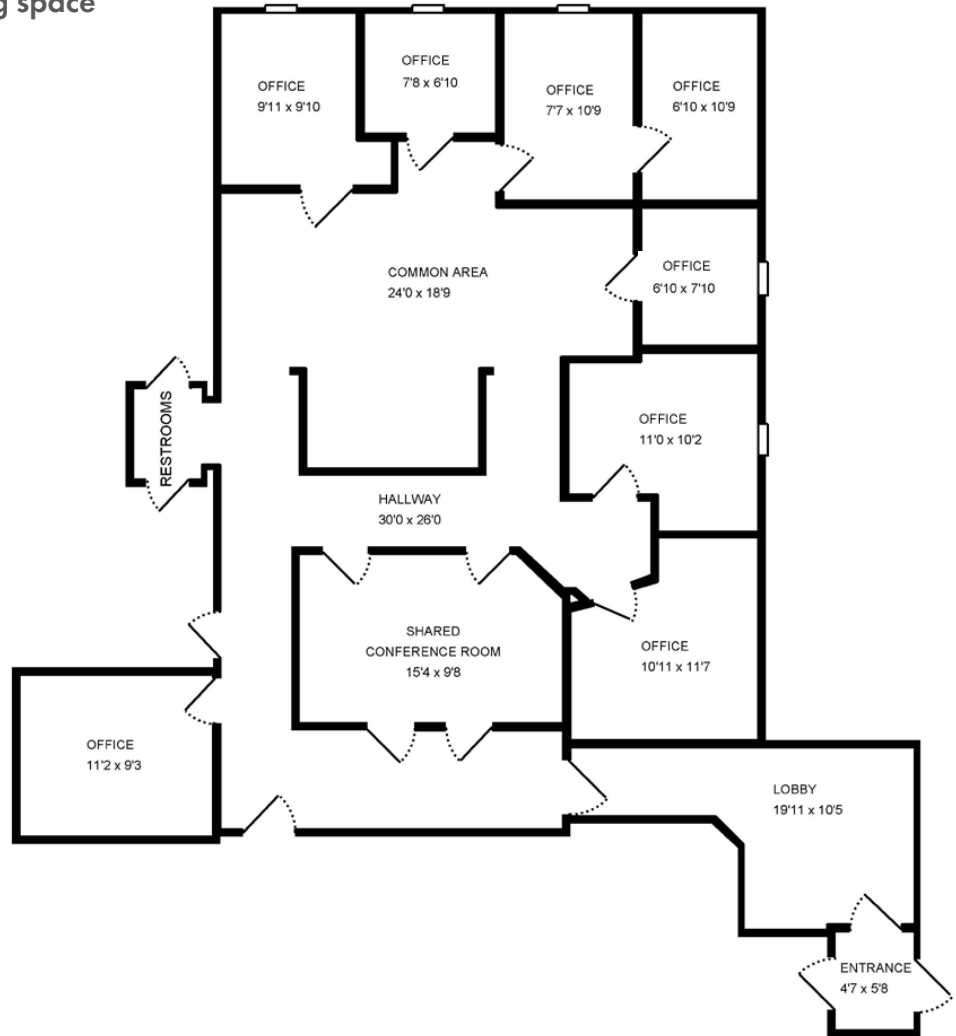
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**102**

- 2,130 Square Feet
- Currently built-out as a Professional Office
- Previous use as a Dental Office
- Access via front shared Vestibule with Suite 101
- Easily combined with adjoining space
- Rear Patio Area
- 2-Restrooms



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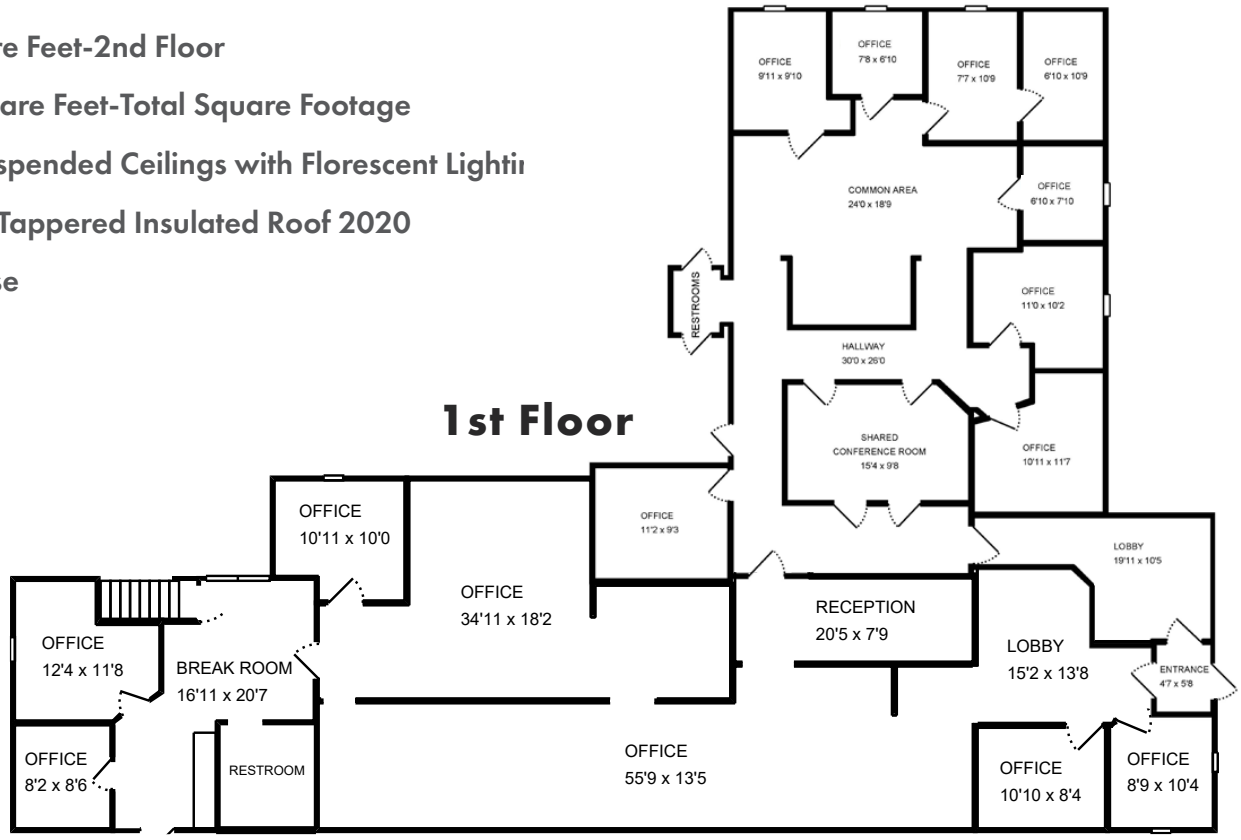
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## Entire Building

- 4,473 Square Feet-1st Floor
- 555 Square Feet-2nd Floor
- 5,208 Square Feet-Total Square Footage
- 8' Foot Suspended Ceilings with Florescent Lightii
- New TPO Tapered Insulated Roof 2020
- NNN Lease



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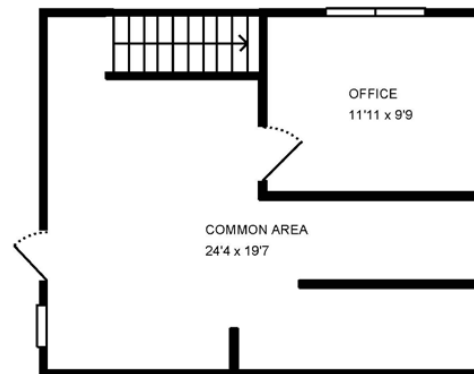
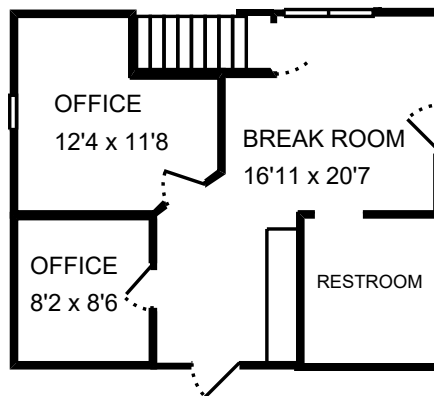
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## 2-Story Office

- 1,018 Square Feet
- 2-Private Office
- Storage
- Restroom
- Private Entrance
- Modified Gross Lease Plus Utilities



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