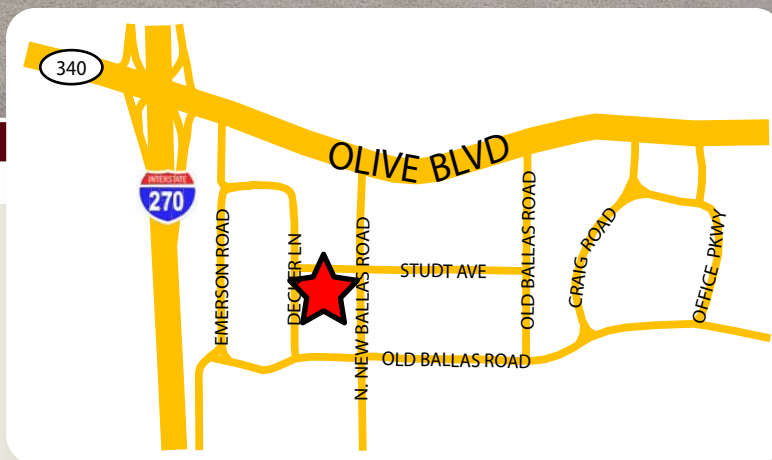


7,165 SQ.FT. FREE-STANDING BUILDING FOR SALE OR LEASE IN CREVE COEUR

11850 STUDD AVENUE | ST. LOUIS, MO 63141



- ▶ **7,165 SF Free-Standing Building**
- ▶ Monument signage available
- ▶ Ideal for medical use; professional offices; showroom, etc.
- ▶ 0.98-acre site
- ▶ 74-car parking* (*call broker for additional details*)
- ▶ Access to signalized intersection of Ballas and Studt
- ▶ Close proximity to restaurants, retail and major medical facilities
- ▶ Great location near the intersection of Olive Blvd and I-270
- ▶ **SALE PRICE: CALL FOR DETAILS**
- ▶ **LEASE RATE: CALL FOR DETAILS**

For additional information, please contact:

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HUTKIN
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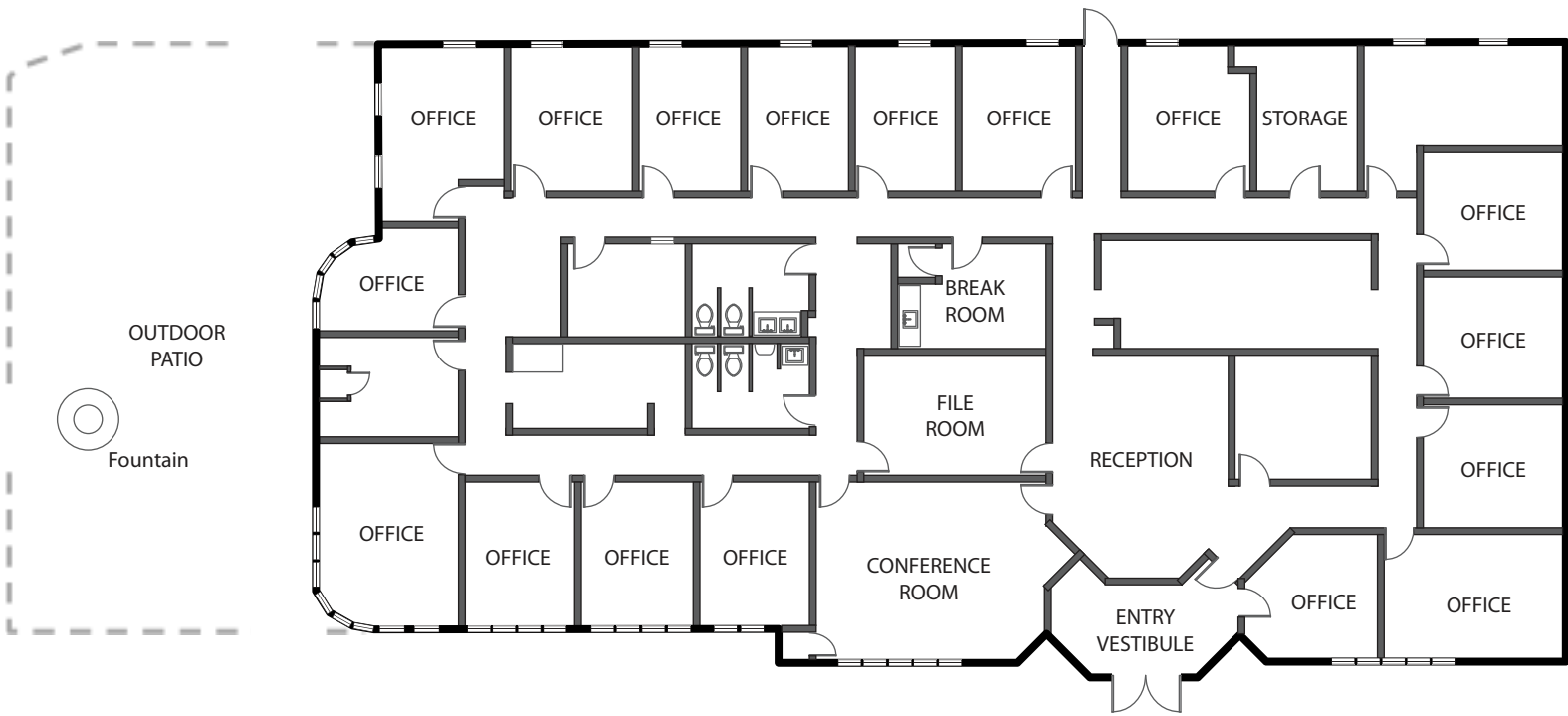
10829 OLIVE BOULEVARD, SUITE 200
ST. LOUIS, MISSOURI 63141
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EXISTING FLOOR PLAN *(APPROXIMATE AND NOT TO SCALE)*



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ABOUT CREVE COEUR

- Provides the third largest office population in St. Louis
- Contains over 5 million square feet of commercial space
- Home to Bayer's north American world headquarters, the NIDUS Center for Scientific Enterprise, the Donald Dansforth Plant Science Center, Thomson Reuters, Missouri Baptist Medical Center, Mercy Hospital St. Louis, Barnes-Jewish West County Hospital and eight of the 25 largest IT consulting firms in St. Louis

