

FOR SALE - PRICE REDUCED

±29,666 SF OFFICE BUILDING

4477 WOODSON ROAD, ST. LOUIS, MO 63134



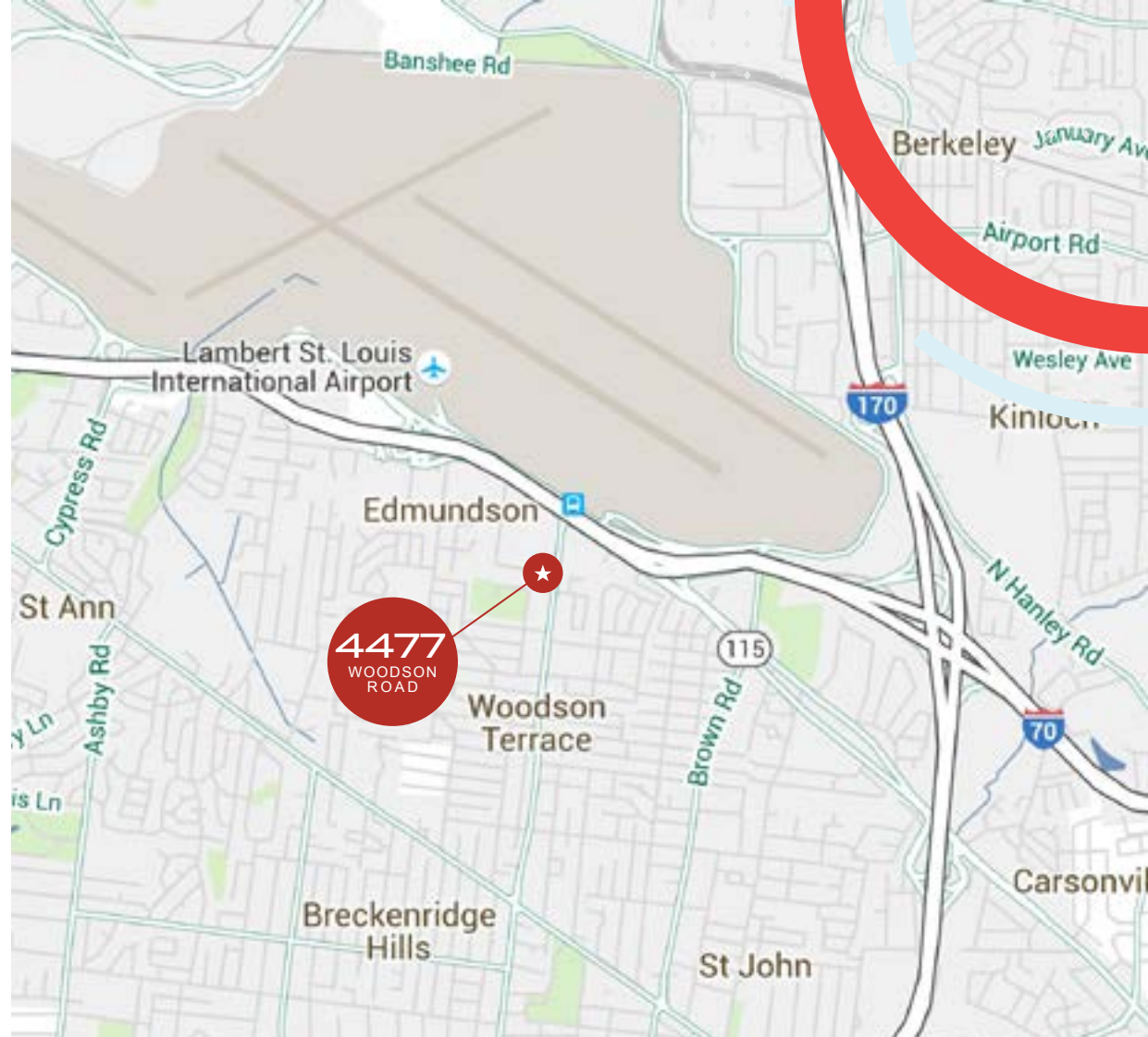
THE PROPERTY

- The subject property is a ±29,666 square foot office building on Woodson Road in St. Louis, Missouri in proximity to Lambert-St. Louis International Airport
- Built in 1984
- Excellent value-add potential through further lease-up

SUITE	SIZE
204	2,600 SF
203	750 SF
201	1,670 SF
200	7,800 SF

PROPERTY SUMMARY

YEAR BUILT	1984
GROSS SF	29,666 SF
RENTABLE SF	25,559 SF
CURRENT OCCUPANCY	50%
PARCEL ID	12K110285
PARCEL SIZE	1.83 ACRES
NUMBER OF TENANTS	8 TENANTS
ASKING PRICE:	\$650,000



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