

FOR SALE

OWNER / USER / INVESTOR OPPORTUNITY OFFICE BUILDING WESTPORT BUSINESS PARK

11861 Westline Industrial Drive | St. Louis County, Missouri 63146



**NEW PRICE!
\$2,695,000**

PROPERTY HIGHLIGHTS

- 40,285 SF Multi-Tenant, Single-Level Office Building
- Value-add opportunity for owner / user / investor
- Located on Westline Industrial Drive, north of Page Ave at the intersection of Westline Industrial Drive and Chaffee Drive
- Office building in premier portion of Westport business park
- Recent renovations to interior common space in 2019
- Great visibility on Westline Industrial Drive
- Diverse, professional tenant mix
- 4.6 per 1,000 parking ratio
- Fully sprinklered
- Key access to I-270, Page Ave, Lindbergh Blvd and Dorsett Road
- **CONTACT BO KEEFER OR TONY GIARRATANO FOR INFORMATION & OFFERING MEMORANDUM**

For additional information, please contact:

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The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information is subject to change without notice.

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