

# 1,519 - 5,019 SF OFFICE / SERVICE CENTER / FLEX SPACES FOR LEASE

135-155 HAMILTON INDUSTRIAL COURT | WENTZVILLE, MISSOURI 63385



## 141 HAMILTON INDUSTRIAL COURT

- 2,000 SF office / service center / flex space
- Grade level drive-in
- One ADA restroom
- 18'+ clear ceiling height
- 3-phase, 200-Amp electric service
- **LEASE RATE: \$10.00 PSF NNN (\$3.25 NNNs)**

## 145 HAMILTON INDUSTRIAL COURT

- 3,500 SF office / service center / flex space
- Grade level drive-in
- **LEASE RATE: \$12.00 PSF NNN (\$3.25 NNNs)**

## 147 HAMILTON INDUSTRIAL COURT

- 1,519 SF office / service center / flex space
- **LEASE RATE: \$15.00 PSF NNN (\$3.25 NNNs)**

## PROPERTY HIGHLIGHTS

- Suites 145 and 147 may be combined to achieve a total of 5,019 SF
- Ample parking
- Great location down the street from all Wentzville amenities - restaurants, retail and more
- Adjacent to the GM Wentzville plant with easy access to Wentzville Pkwy, W. Meyer Road, Interstates 70 and 64/40 and MO-61

For More Information, Please Contact:

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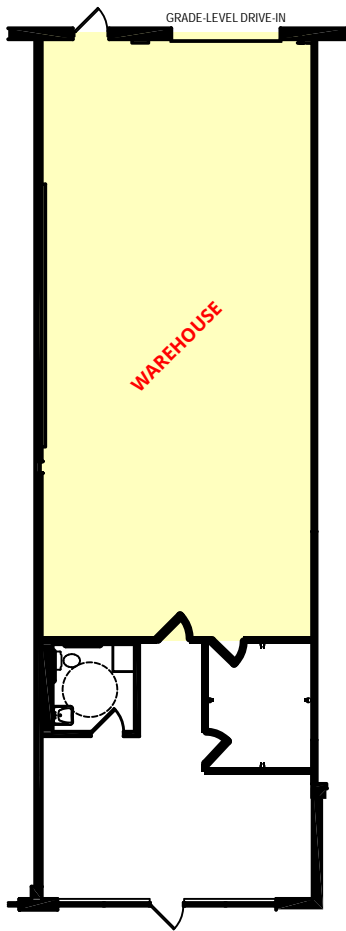
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**HUTKIN**  
DEVELOPMENT COMPANY

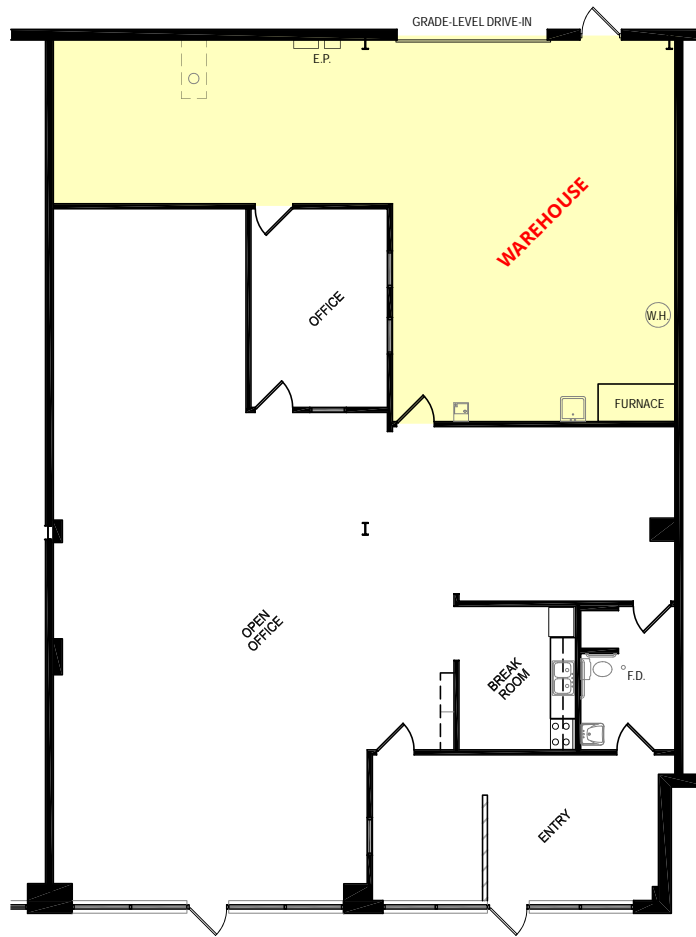
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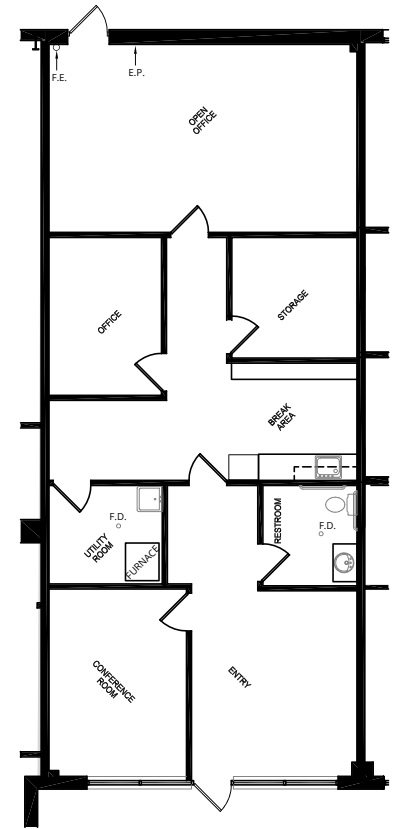
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141 HAMILTON INDUSTRIAL CT  
2,000 SF



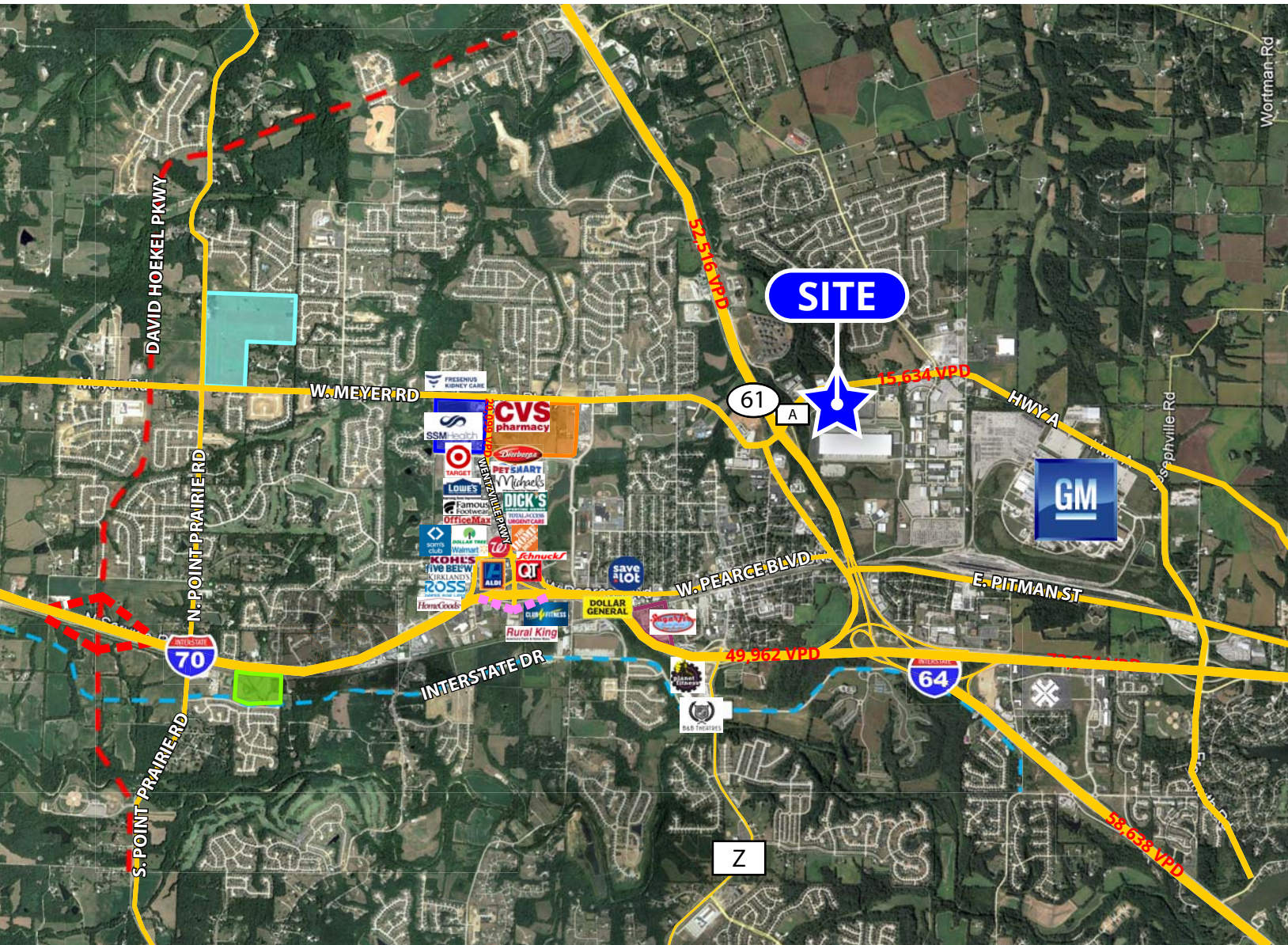
145 HAMILTON INDUSTRIAL CT  
3,500 SF



147 HAMILTON INDUSTRIAL CT  
1,519 SF

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**135-155 HAMILTON INDUSTRIAL CT**



= 3,764 employees



= 17,400 student enrollment  
= 2,700 employees

- = David Hoekel Pkwy & new interchange
- = enhanced interchange
- = Interstate Drive

- = "The Junction" 174-unit mixed-use development
- = "The Bend" 80-acre mixed-use development
- = SSM Health St. Joseph Hospital (86 staffed beds)
- = new 100+ acre, 310,000 SF North Point High School (Fall 2021)
- = new 31-acre, 105,000 SF Journey Elementary School

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## 1-MILE DEMOGRAPHICS

POPULATION: 6,718  
NO. OF HOUSEHOLDS: 2,460  
AVG. HOUSEHOLD INCOME: \$82,166

## 3-MILE DEMOGRAPHICS

POPULATION: 36,884  
NO. OF HOUSEHOLDS: 13,075  
AVG. HOUSEHOLD INCOME: \$93,176

## 5-MILE DEMOGRAPHICS

POPULATION: 68,695  
NO. OF HOUSEHOLDS: 24,860  
AVG. HOUSEHOLD INCOME: \$102,894