

FOR SALE OR LEASE > OFFICE

# 3751 PENNRIDGE DRIVE

BRIDGETON, MO 63044

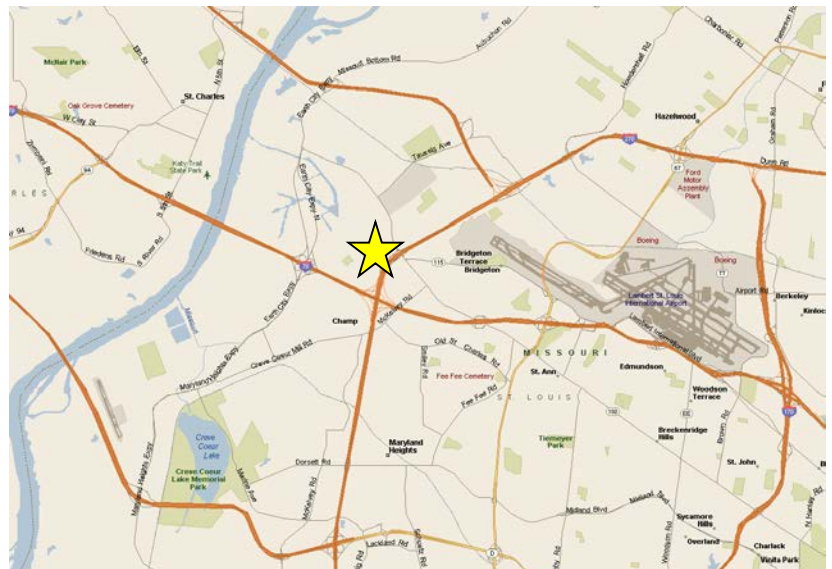


Reduced Sale Price!



## Property Features

- > 24,371 SF building available for sale
- > 735 – 8,411 SF available for lease
- > Multiple office suites available
- > Convenient location just west of I-270 at St. Charles Rock Road
- > Minutes from St. Louis Lambert International Airport, I-270 and I-70
- > Abundant parking
- > 2 garden atrium entrances & shared break room
- > ~~SALE PRICE: \$890,000 (\$36.52/SF)~~
- > **NEW SALE PRICE: \$595,000 (\$24.41/SF)**
- > LEASE RATE: \$13.95/SF, Full Service



## Contact Us

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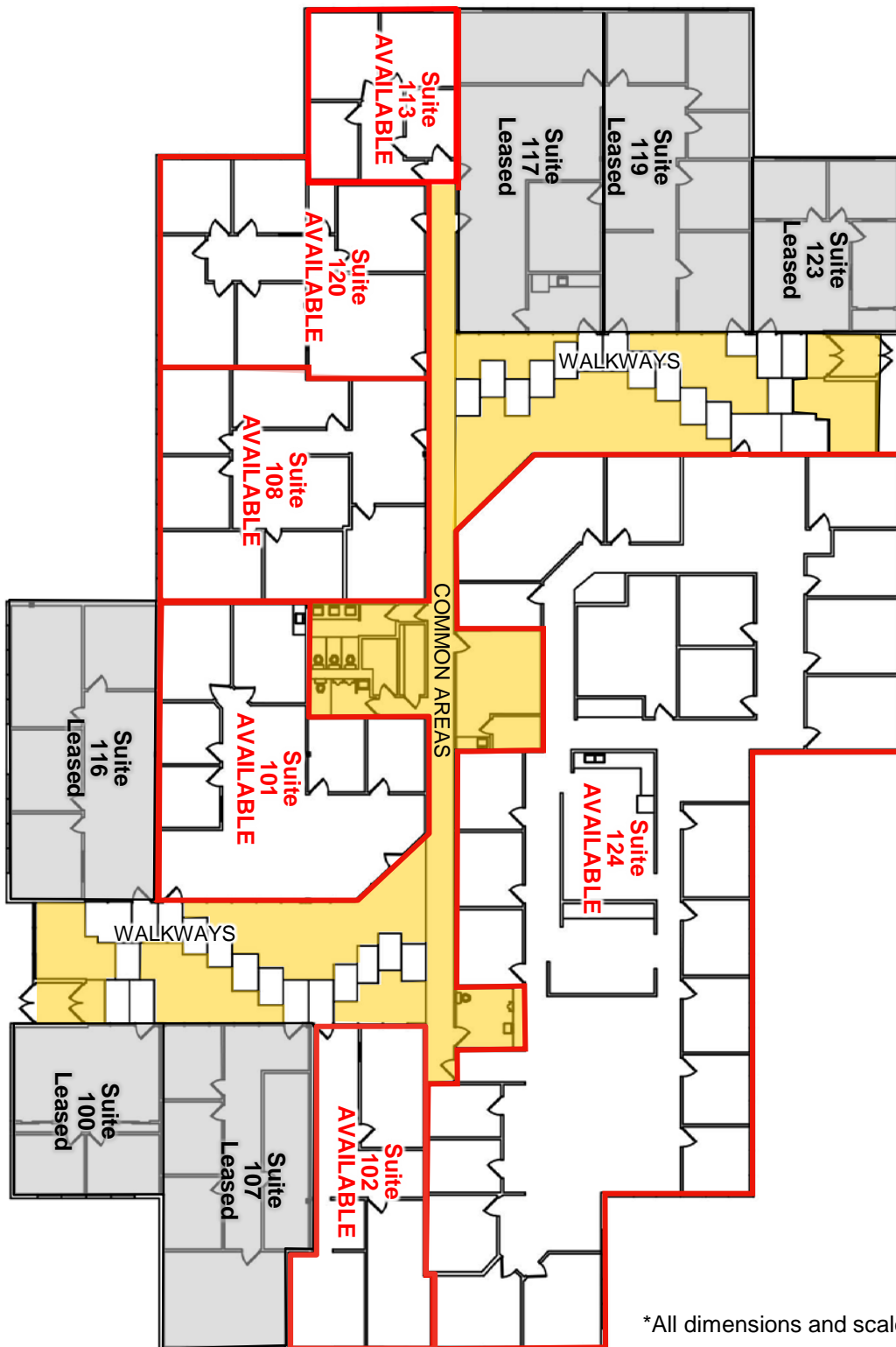
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## Available

| SUITE | SIZE      |
|-------|-----------|
| 101   | 2,057 RSF |
| 102   | 1,280 RSF |
| 108   | 1,800 RSF |
| 113   | 735 RSF   |
| 120   | 1,726 RSF |
| 124   | 8,411 RSF |

\*All dimensions and scale are approximate