

FOR SALE OR LEASE

1155

North Warson Road

CREVE COEUR | MO

12,028 SF
free-standing
flex building for
sale or lease



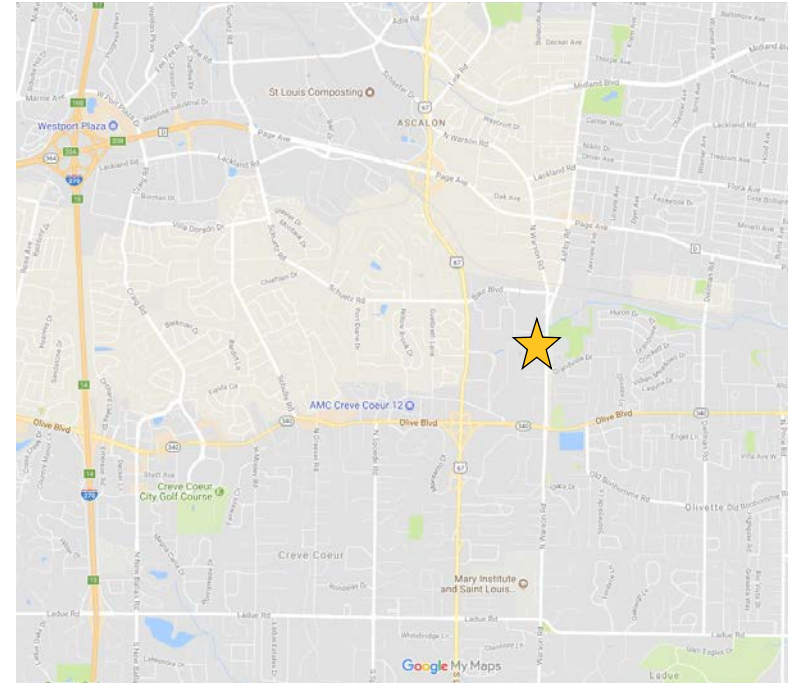
Colliers International
101 South Hanley Road | Suite 1400
St. Louis, MO 63105
314 863 4447

Joseph S. Hill, CCIM, SIOR
Senior Vice President
314 584 6213 direct
314 365 3529 cell
joe.hill@colliers.com

Daniel J. Bamberger
Vice President
314 584 6226 direct
314 435 8549 cell
dan.bamberger@colliers.com

PROPERTY HIGHLIGHTS

- › Property is in excellent condition
- › Approximately 60% office finish
- › Newer roof & HVAC system
- › 1 loading dock & 1 drive-in door
- › Ample on-site parking
- › Monument & exterior building signage available
- › Strong tenant mix nearby including Donald Danforth Plant Science Center, Monsanto & the newly announced 39 North Innovation District
- › Convenient location near Olive Boulevard, Lindbergh Boulevard & Page Avenue
- › **LEASE RATE:** \$7.95/SF, NNN
- › **SALE PRICE:** \$865,000 (\$71.91/SF)

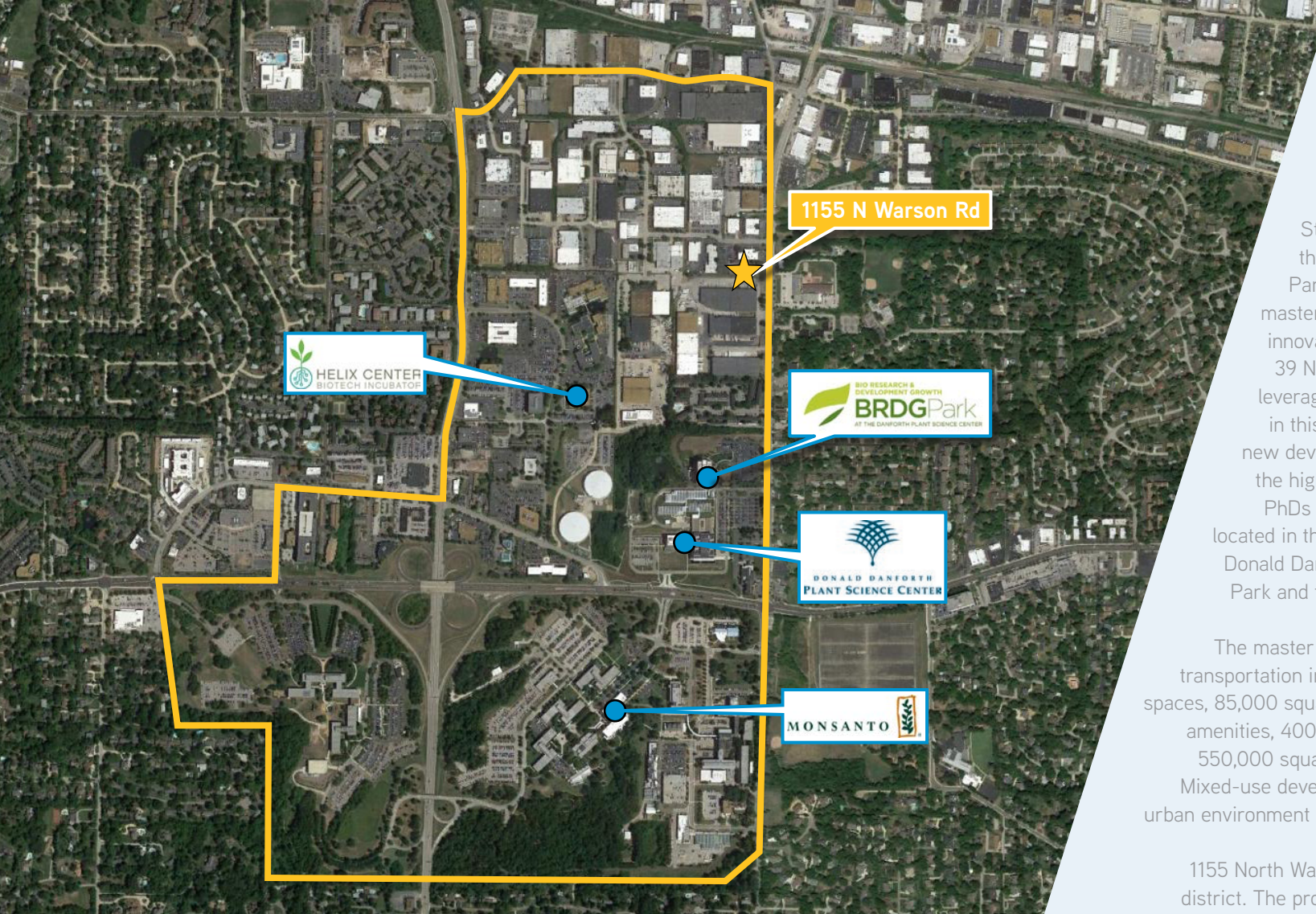


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St. Louis County, in conjunction with the St. Louis Economic Development Partnership (SLEDP) has developed a master plan to create a 600-acre AgTech innovation district in Creve Coeur, called 39 North. The purpose of the plan is to leverage St. Louis' world-class resources in this industry to bring AgTech jobs and new development to the area. St. Louis has the highest concentration of plant science PhDs in the world, many of them already located in the immediate area at Monsanto, the Donald Danforth Plant Science Center, BRDG Park and the Helix Center Biotech Incubator.

The master plan calls for major investments in transportation infrastructure, development of open spaces, 85,000 square feet of retail and entertainment amenities, 400 new residential housing units, and 550,000 square feet of new office development. Mixed-use development, walk-ability, and a vibrant urban environment are all key components of the plan.

1155 North Warson is located within the 39 North district. The property is already a highly functional flex building in great condition, however the development planned in the neighborhood over the next 10 years will likely have a further significant positive impact on the future value of 1155 North Warson.

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