

# Investment Offering > Office/Flex Building

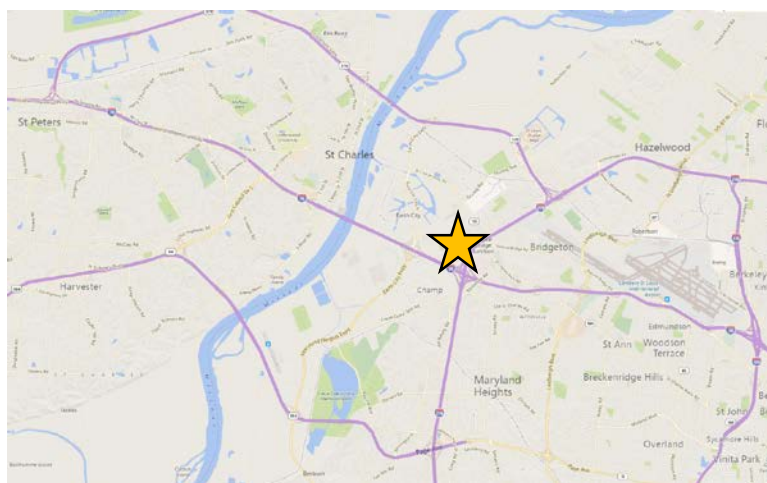
## 3377 HOLLENBERG DRIVE

BRIDGETON, MO 63044



### Property Features

- > 7,503 SF office/flex building
- > 100% leased to two (2) tenants
- > 5+ years left on lease terms
- > New roof installed 2016, new mechanical, new interiors, new landscaping
- > Convenient location with easy access to I-70, I-270 and I-370
- > NOI: \$63,250
- > 7.1% cap rate
- > Full financial details available upon execution of confidentiality agreement
- > **SALE PRICE:** \$895,000



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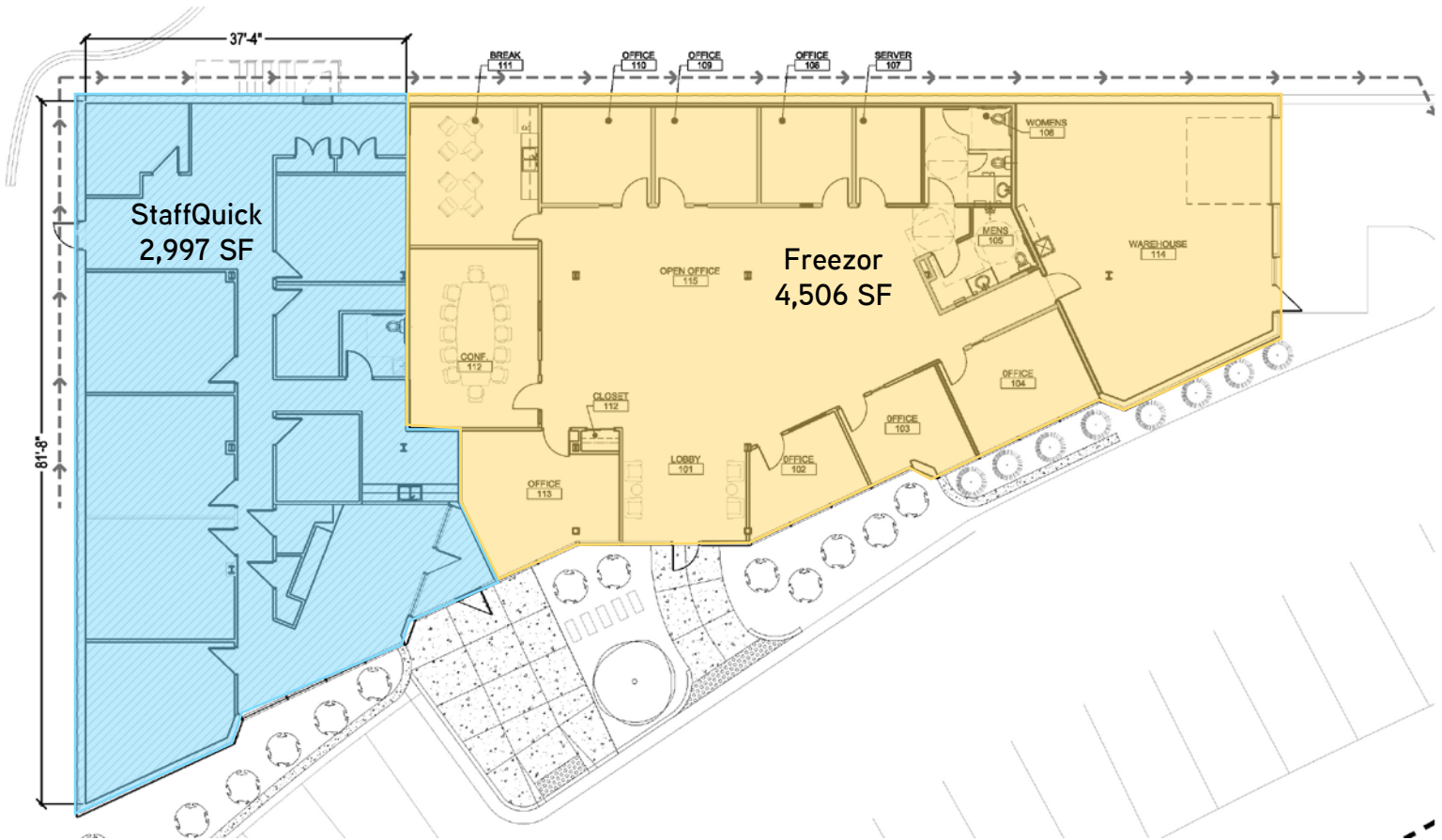
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