

FOR SALE OR LEASE > USER/INVESTOR OPPORTUNITY

13374-13378 LAKEFRONT DRIVE

EARTH CITY, MO 63045

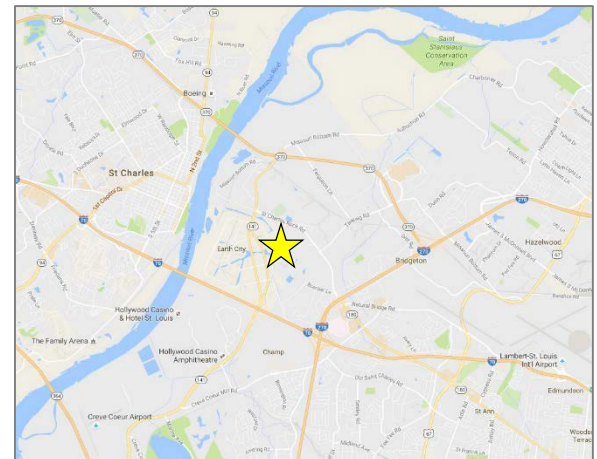


Property Features

- > 30,075 SF flex building
- > 52% leased
- > 112 parking spaces available
- > **SALE PRICE:** \$2,950,000

Available Space

- > Up to 14,584 SF available for an owner occupant
- > 6,325 SF and 8,223 SF contiguous suites available for lease
- > Available space is 100% office
- > Building signage available
- > Private entry
- > Mix of private offices and open areas
- > Easy access to I-70 and I-270
- > **LEASE RATE:** \$9.50/SF, NNN



Contact Us

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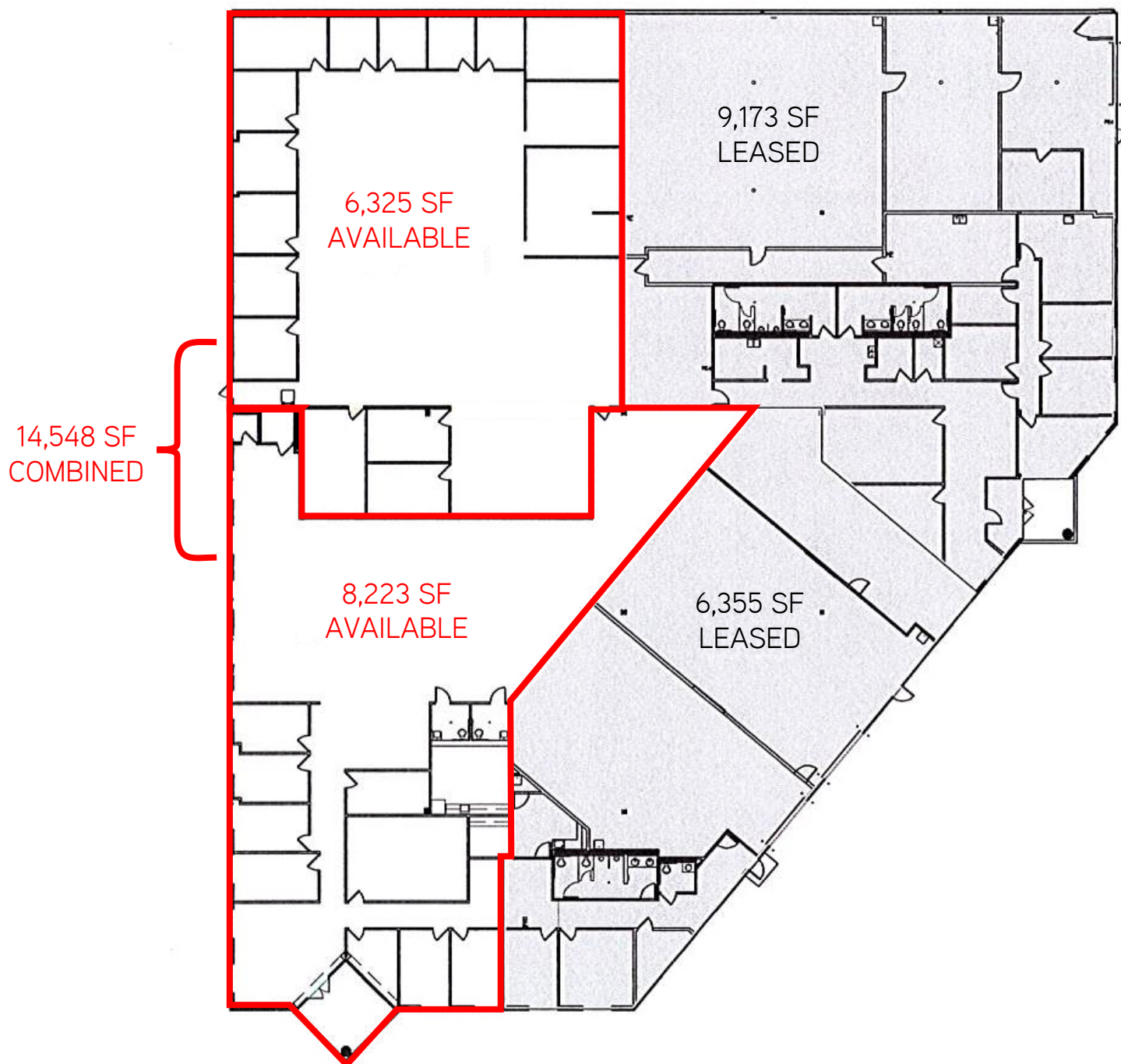
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