

1985 Bluestone Dr

St. Charles, MO 63303

**FOR SALE OR FOR
LEASE**

**Two- Story Office Building
On .78 Acres**



TOWER
REAL ESTATE GROUP

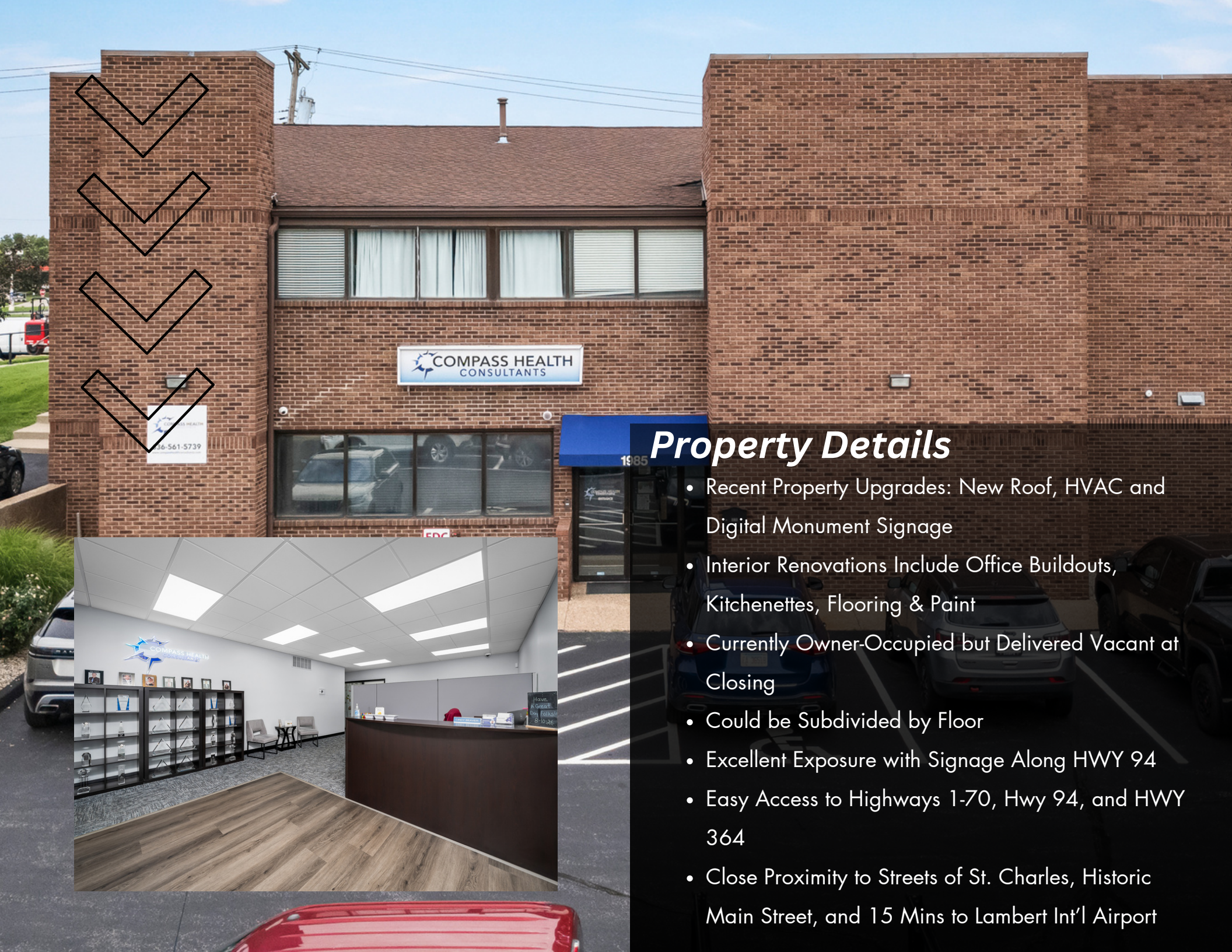
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PROPERTY HIGHLIGHTS



 9,200 SF Two-Story Office Building  1,400 SF Lower Level Offices  56 Car Parking Lot
 \$1,485,000  \$16.50/SF Modified Gross





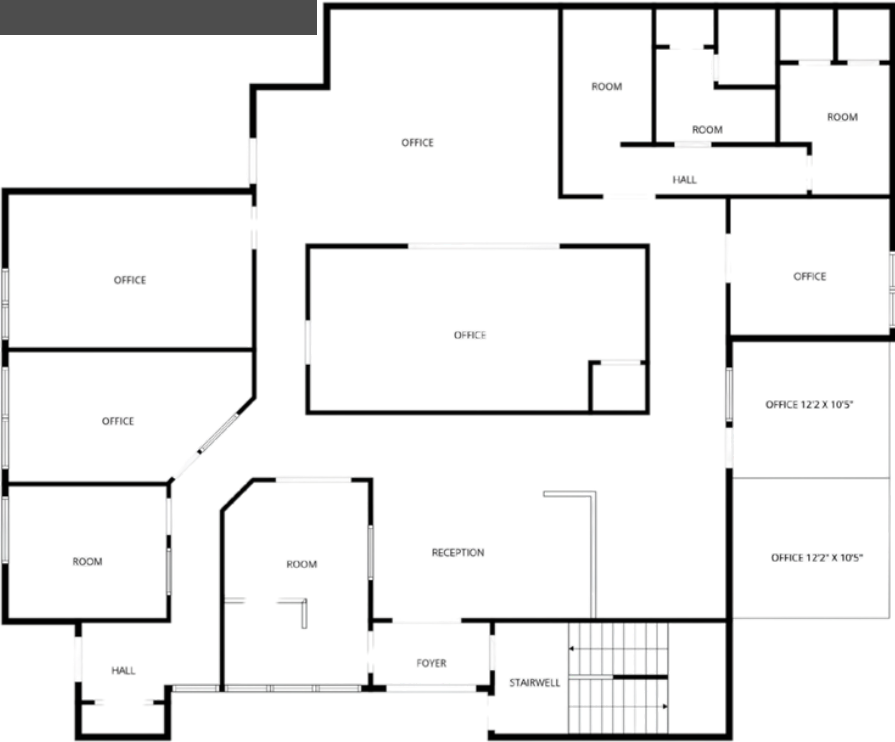
Property Details

- Recent Property Upgrades: New Roof, HVAC and Digital Monument Signage
- Interior Renovations Include Office Buildouts, Kitchenettes, Flooring & Paint
- Currently Owner-Occupied but Delivered Vacant at Closing
- Could be Subdivided by Floor
- Excellent Exposure with Signage Along HWY 94
- Easy Access to Highways 1-70, Hwy 94, and HWY 364
- Close Proximity to Streets of St. Charles, Historic Main Street, and 15 Mins to Lambert Int'l Airport

Office Building Photos



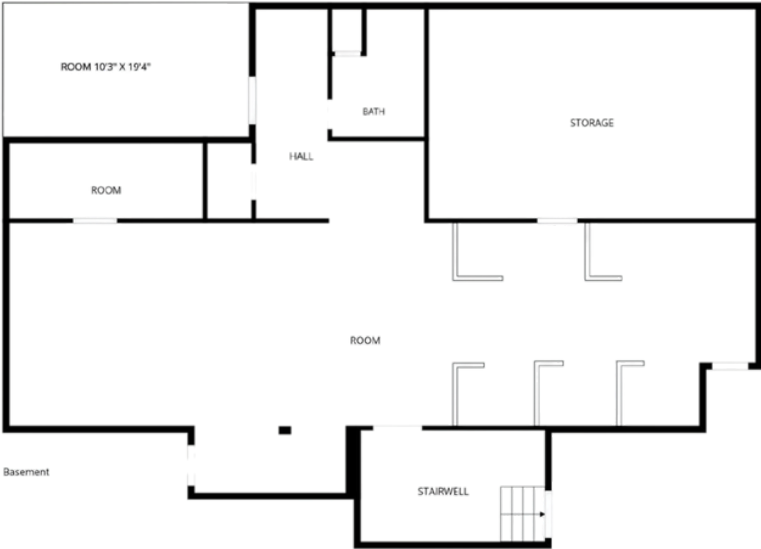
Floor Plans



1st floor



2nd floor



Basement