

REDUCED PRICE



11970 Borman Drive

Maryland Heights, MO 63146

±25,989 SF office building for sale in Westport

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states





Property highlights

Originally constructed in 1982 and renovated in 1994, 11970 Borman Drive is positioned for a user/owner who has a vision for the future. The building is comprised of two floors at approximately 13,000 SF each. With an excellent Westport location, the property provides easy access to I-270 and variety of nearby amenities.



±25,989 SF single or multi tenant two-story building, entire building available for owner/user



±1.62 acre lot size (parcel ID: 150340294)



2021 property taxes: \$42,808 (or \$1.65/SF)



Renovation opportunity



Ample parking with 96 surface spaces



On-site electric vehicle charging station



EPDM roof replaced in 2015



Fully sprinklered



Potential to add building/monument signage



Excellent highway access to Interstate 270



Near vibrant Westport Plaza



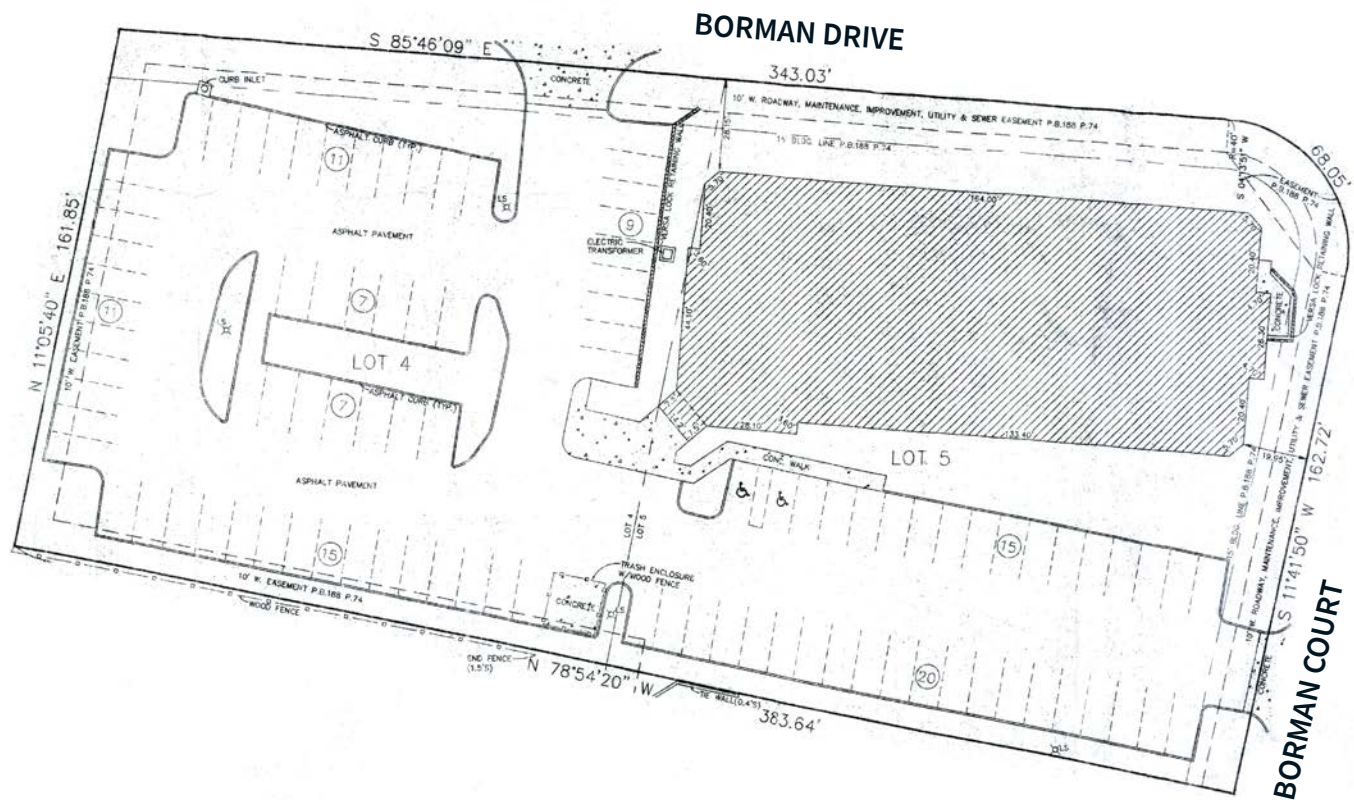
Sale price: \$1,690,000 (\$65.00/SF)

Reduced Sale Price: \$1,500,000 (\$57.69/sf)



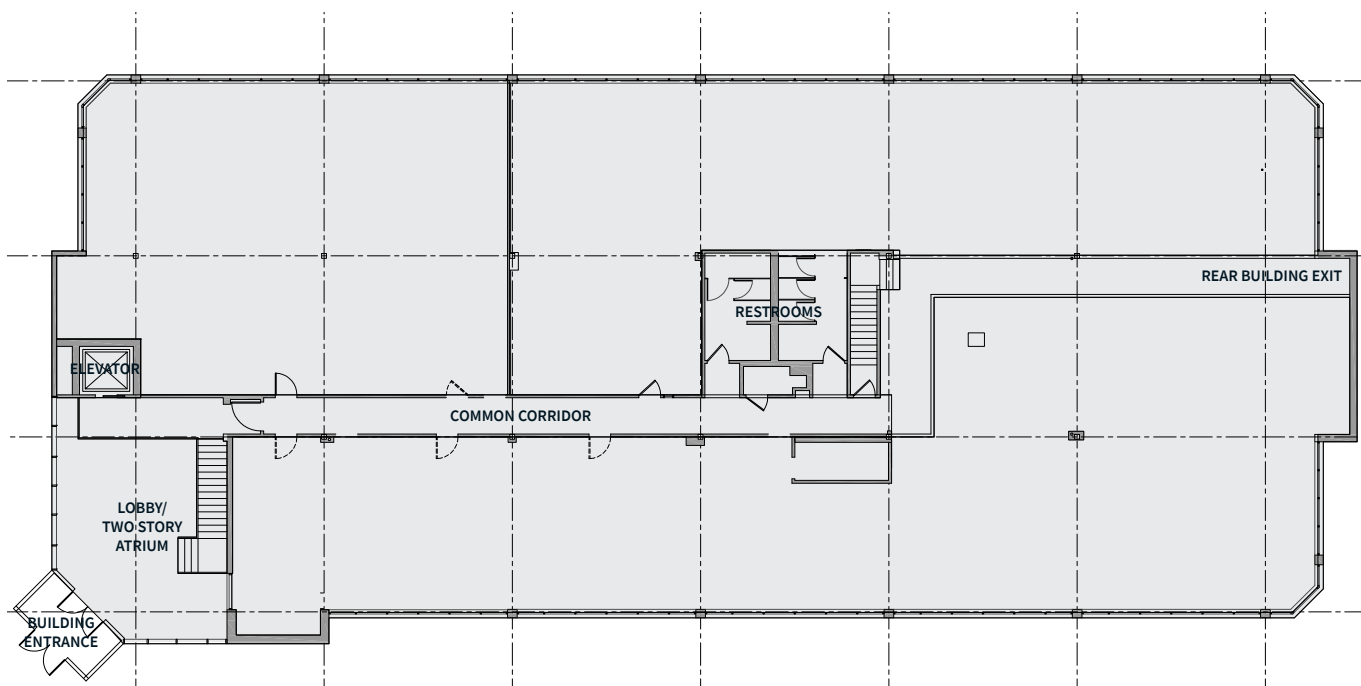
Site plan

±25,989 SF total building size on ±1.62 acre lot



Typical floor plate

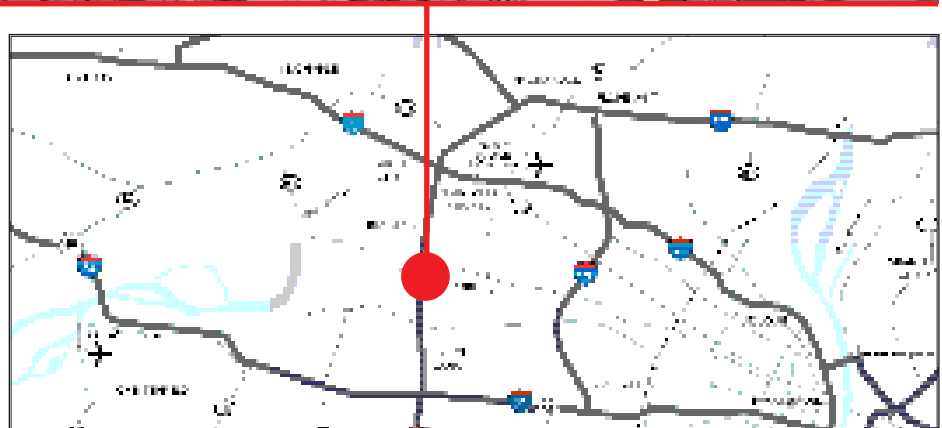
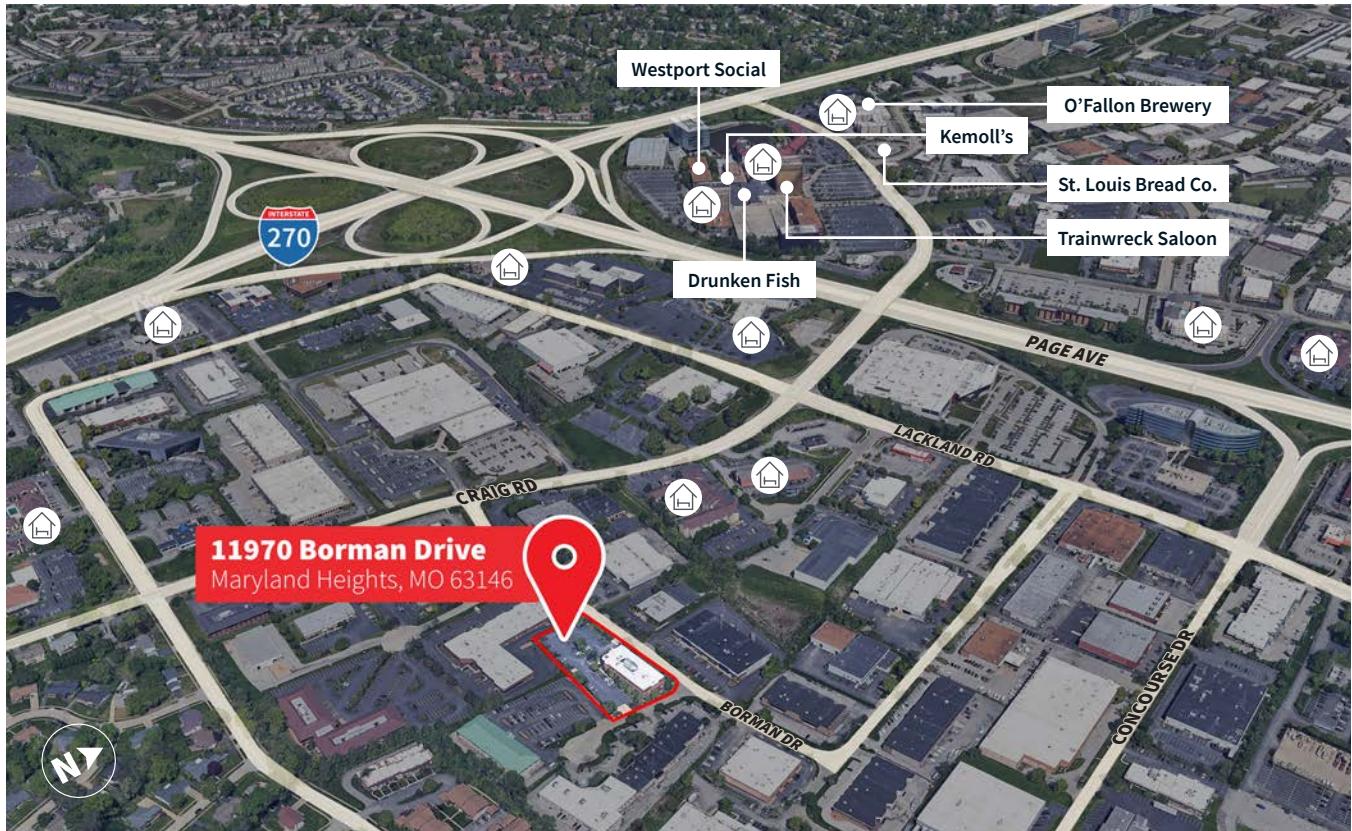
Two floors at approximately 13,000 SF each



Location/site

11970 Borman Drive is conveniently located just off Page Avenue only 1.5 miles from I-270. There are various dining, entertainment, and hotel options nearby

including Westport Plaza, Funny Bone, Kobe Steakhouse of Japan, Fuzzy's Taco Shop, Westport Social, Drunken Fish, Trainwreck Saloon, Kemoll's, Starbucks, and Qdoba.



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