

1031 Executive Parkway Drive  
Creve Coeur, MO

# For Sale

Owner/User Opportunity

Price Reduced to  
\$2,700,000



Jones Lang LaSalle Americas, Inc.

# Signature Property Highlights



## Building Details

- **LOCATOR ID:** 16P310165
- **LAND USE CODE:** 601, Low Rise Office
- **YEAR BUILT:** 1980
- **LOT SIZE:** 2.40 Acres
- **GROSS BUILDING AREA:** 39,629 SF
- **BUILDING STORIES:** 2
- **STAIRWELLS:** 2 interior access/egress stairwells
- **ELEVATORS:** 1 passenger elevator
- **FIRE SUPPRESSION:** Wet-pipe sprinkler system
- **HVAC:** 4 RTU units replaced 2023
- **2024 RE TAXES:** \$76,553.12
- **ROOF:** Installed 2020
- **GENERATOR:** YES
- **PARKING:** 3.75/1,000



39,629 SF



2.40 Acres



2 Stories



3.75/1,000  
Parking ratio



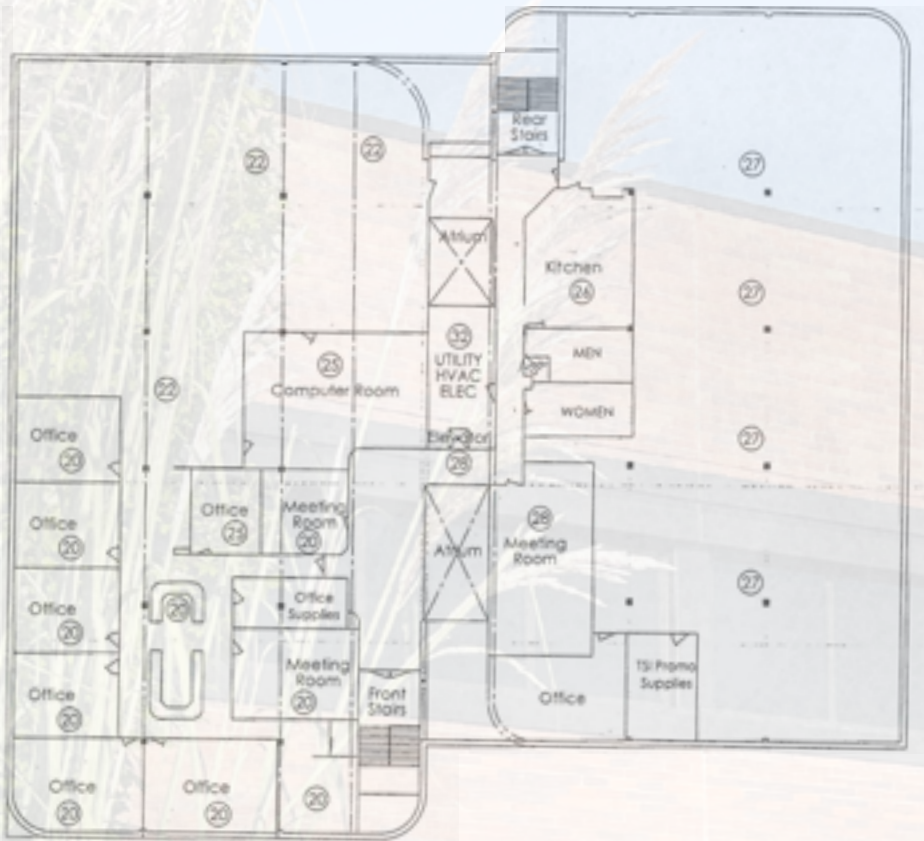
Wet-sprinklered  
system



1 passenger  
elevator



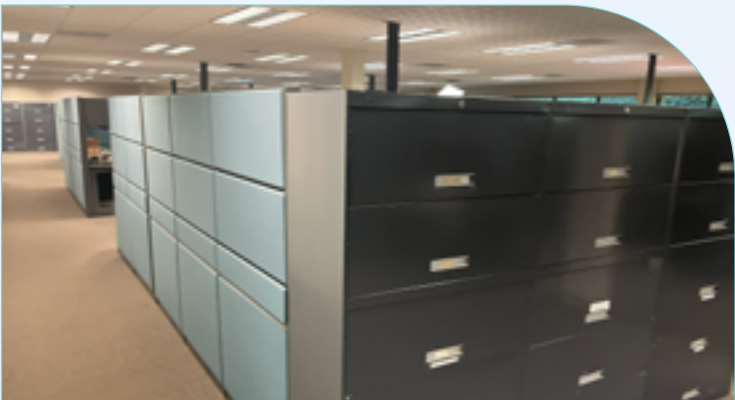
# High Performance Spaces



19,815 RSF



19,815 RSF



## Features

- Owner-User Opportunity
- Multi-tenant design (in place)
- ±20,000 SF floor plates
- Excellent physical condition
- Top-of-building and monument signage opportunities available
- Centrally located in desirable area with easy access to I-270 and 141
- **Sale price: \$2,700,000**

# Location

RETAIL OFFICE ENTERTAINMENT



## Property Boundaries





## For more information:

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### **DAVID BIALES**

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