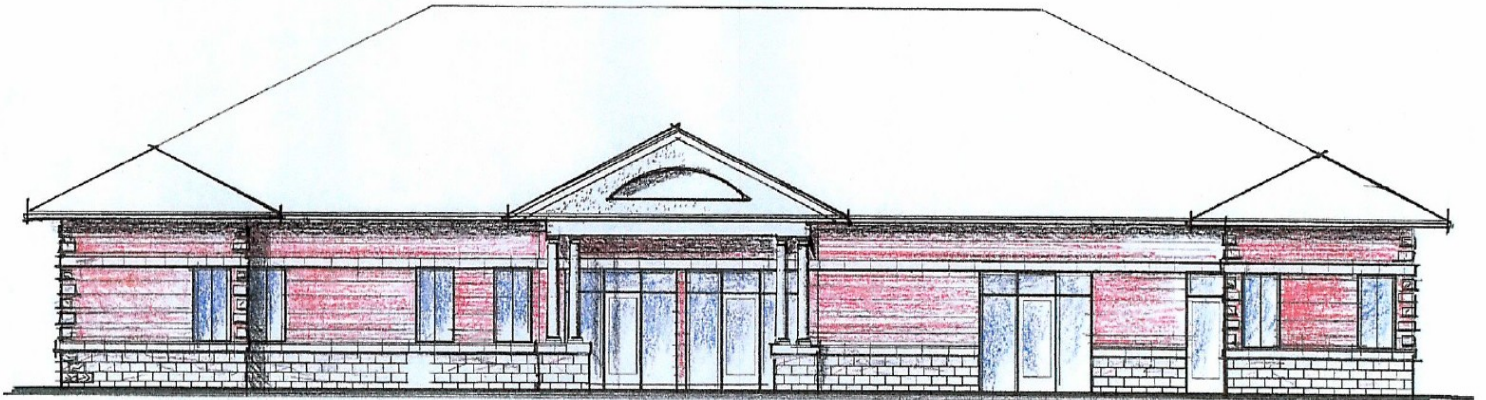


FOR LEASE

1,312 SF OFFICE BAY
13002 BUTLER CREST DR.



13002 Butler Crest Dr. ST. LOUIS, MO 63128

- New office building
- One 1,312 SF office bay
- 5:1 Parking Ratio
- Located at Butler Hill Rd. and Tesson Ferry Rd. in south county



FOR MORE INFORMATION

Steve Bahn

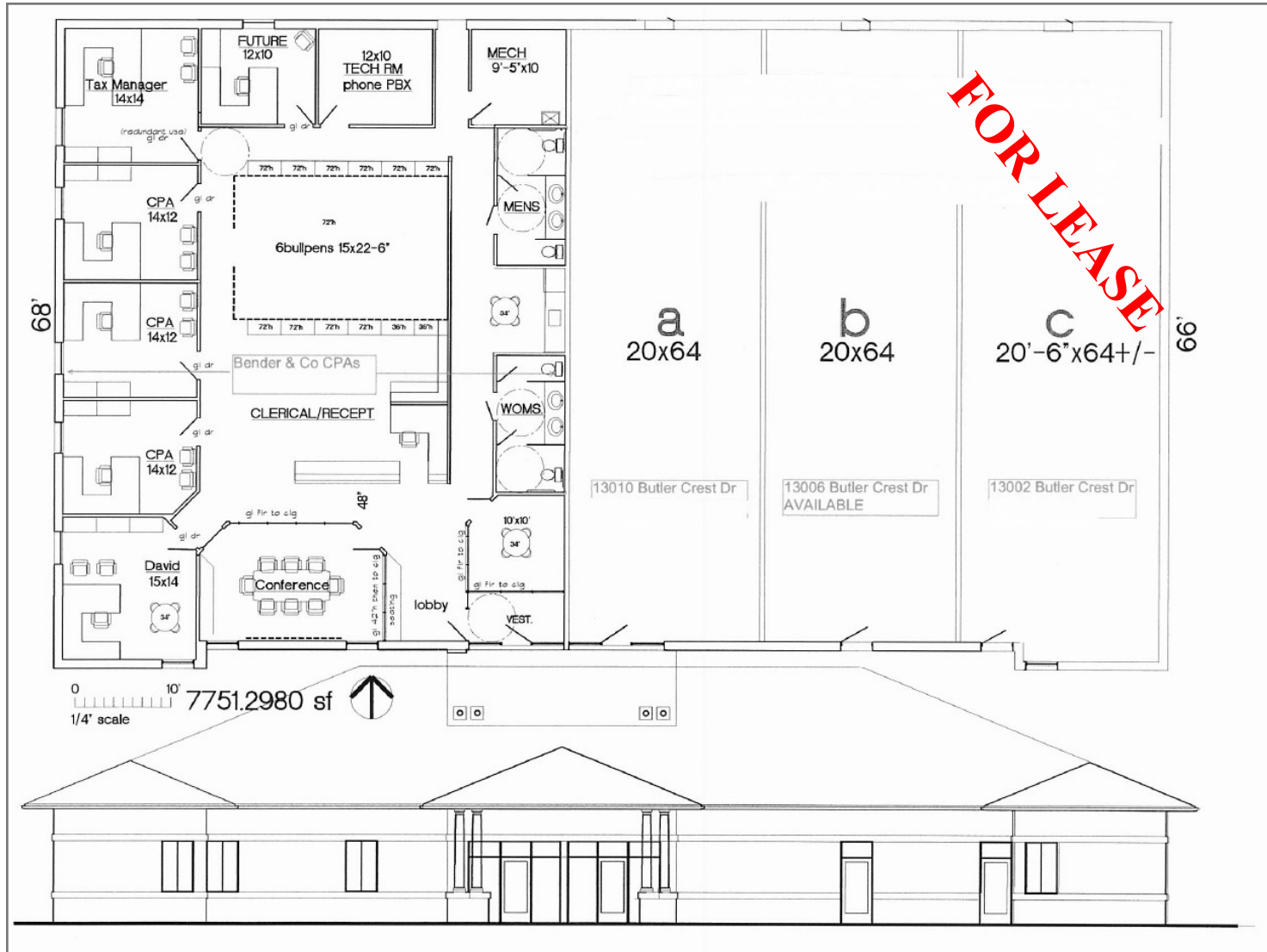
Steve@bahnrealty.com
314.503.7601

Nick Bahn

Nick@bahnrealty.com
314.322.2020

FOR LEASE: \$17.50 NNN

FOR LEASE



Tesson Ferry Road I-270 -->



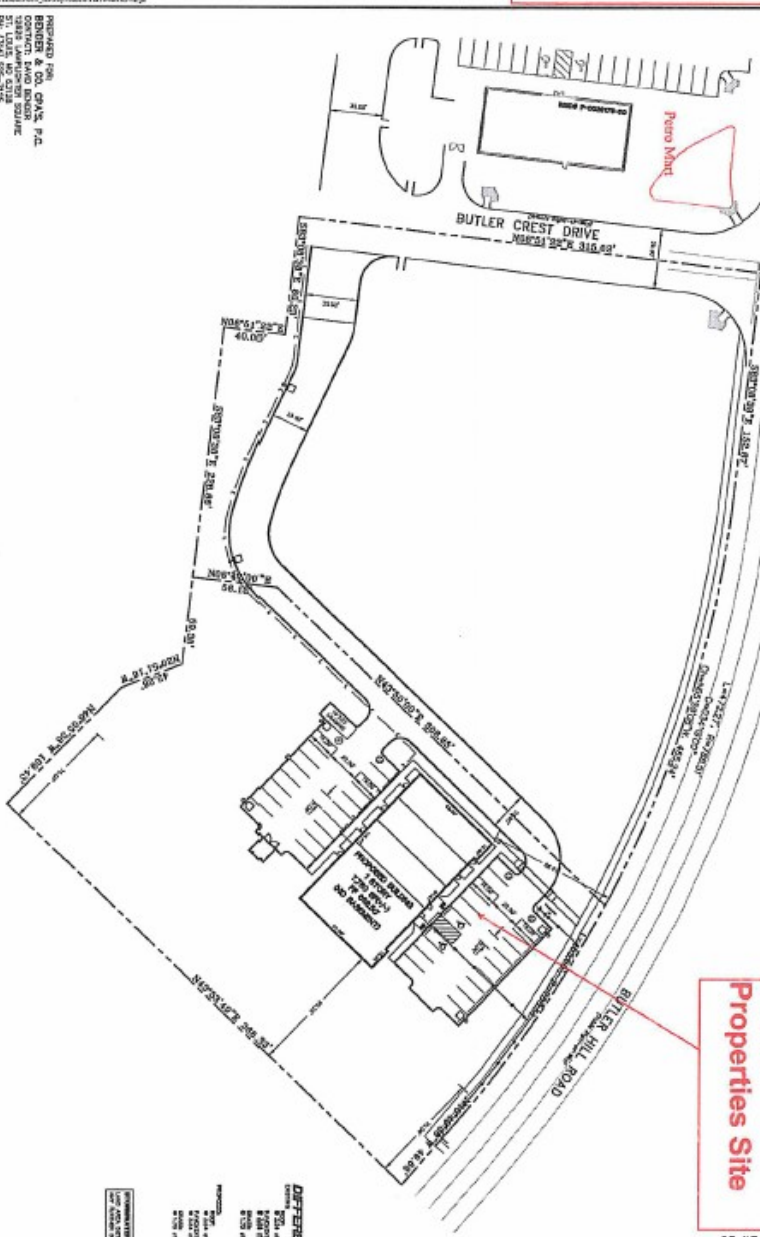
UTILITY CONTRACTORS:
 ELECTRIC: [Name]
 GAS: [Name]
 WATER: [Name]
 SEWER: [Name]

**AMENDED SITE DEVELOPMENT PLAN
 K BERT DEVELOPMENT LOT 2**
 PART 2
 18008 BUTLER CREST DRIVE
 U.S. SURVEY 2992, TOWNSHIP 43 NORTH, 3501, PAGE 129
 OF THE FIFTH PRINCIPLE MERIDIAN
 ST. LOUIS COUNTY, MISSOURI

PARTNERSHIP DATA
 PARTNER NAME: [Name]
 PARTNER ADDRESS: [Address]
 PARTNER PHONE: [Phone]
 PARTNER FAX: [Fax]

**Butler Hill Rd
 toward I-55-->**

**Bender
 Properties Site**



PARKING CALCULATIONS
 TOTAL PARKING REQUIREMENT: 100 SPACES
 AVAILABLE SPACES: 100 SPACES
 TOTAL SPACES: 100 SPACES

DIFFERENTIAL CALCULATIONS
 TOTAL AREA: 100,000 SQ FT
 BUILDING AREA: 10,000 SQ FT
 PARKING AREA: 10,000 SQ FT

PERMITS AND REGULATIONS
 CITY OF ST. LOUIS: [Details]
 MISSOURI DEPARTMENT OF TRANSPORTATION: [Details]

H & T NUMBER: 2428
 LDC: ND, 350, 440, 372
 ZP CODE: 53128

PREPARED FOR:
 BENDER & CO. INC. P.C.
 18008 BUTLER CREST DRIVE
 ST. LOUIS, MISSOURI 63114
 TEL: (314) 555-1234
 FAX: (314) 555-1234

SDP1 SITE DEVELOPMENT PLAN FOR BENDER OFFICE BUILDING	DATE: 11/15/13 REVISION: 1	GRIMES CONSULTING, INC. Civil Engineering & Surveying Services 2711 S. TESSON ROAD ST. LOUIS, MISSOURI 63114 TEL: (314) 444-4444 FAX: (314) 444-4444 WWW.GRIMESCONSULTING.COM
	SHEET NO.: 101 OF 101	