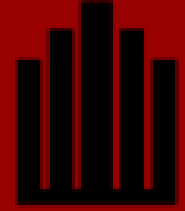


3675 W Outer Road · Arnold MO · 63010

FOR SALE: \$1,750,000.00



STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES

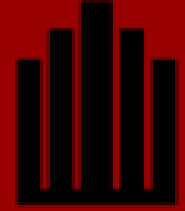


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INVESTMENT OFFERING

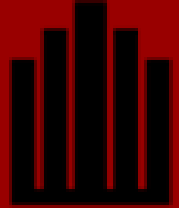
- **Sale Price:** \$1,750,000
- **Sale Price/SF:** \$68/SF
- **CAP Rate:** 8.3%
- **Net Operating Income:** \$145,484.76
- **Average Rent/SF:** \$13.02/SF
- **Occupancy:** 82%
- **Weighted Average Tenant Tenure:** 18.7 years
- **Anchor Tenant Stability:** State of Missouri - 23 years





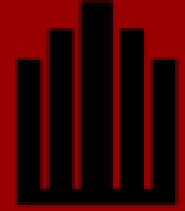
OFFERING SUMMARY

- 25,558 SF office building situated on 3.65 acres with excellent visibility along I-55.
- Ideal for an owner/user seeking to occupy available space with supplemental income, or for an investor pursuing a Value-Add strategy.
- Anchored by the State of Missouri, a long-standing tenant with 23 years of continuous occupancy.
- Value-add potential through lease-up of vacant suites, capturing higher market rents, and securing longer-term leases with annual rent escalations.
- Exceptional visibility and access with 115,000+ vehicles per day on I-55 and 15,000+ vehicles per day at on W Outer Rd.
- Located in Arnold, a high-growth submarket of Jefferson County with strong demand for office and service tenants.
- Location near major highways and residential communities makes property attractive to both employers and state agencies.
- Surrounded by retailers including Target, Walmart, Schnucks, Home Depot, McDonalds, Culver's, Taco Bell, and many more.



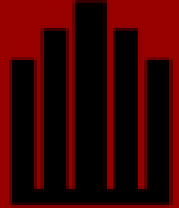
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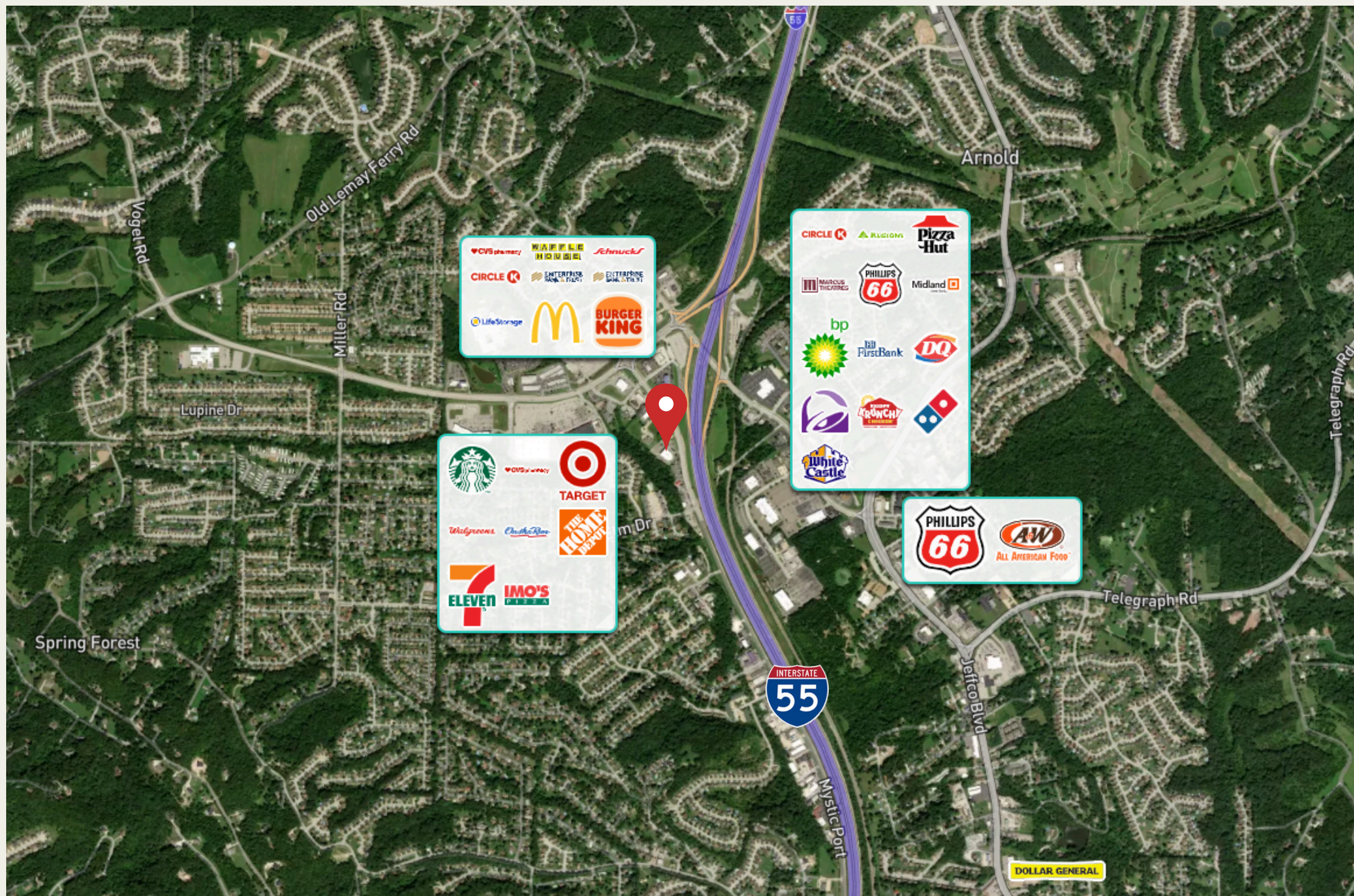
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LOCATION



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