

COMPASS COMMERCIAL

OFFICE SPACE | EARTH CITY, MO 63045

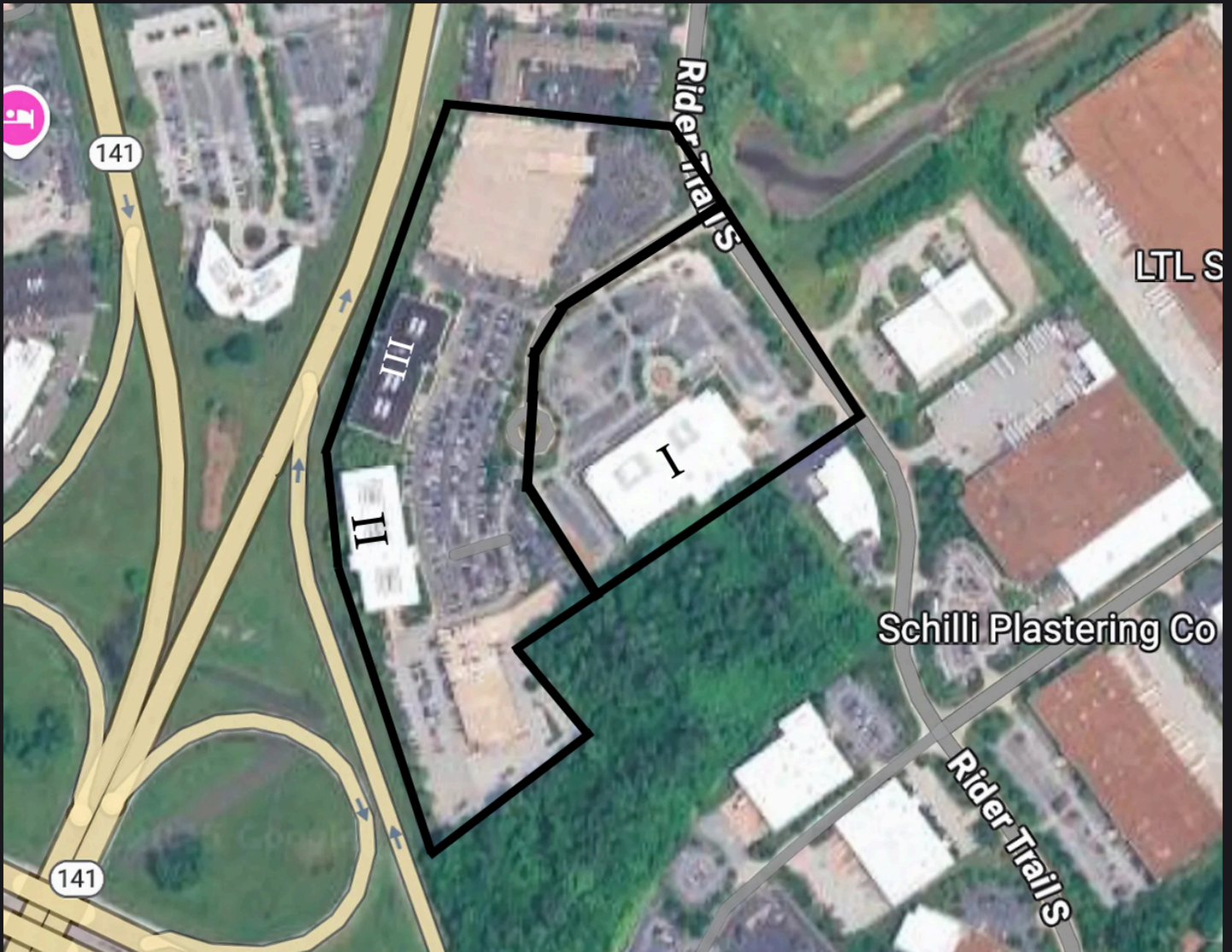
CORPORATE WOODS II III



111 125
CORPORATE
OFFICE DR.

FOR SALE
283,320 +/- SQ OFFICE
INVESTMENT
OPPORTUNITY
\$19,990,000

EXCLUSIVELY LISTED BY
MATT DUNAWAY



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COMPASS REALTY GROUP

*All property showings are by appointment only.
Please consult Matt Dunaway for more details.*

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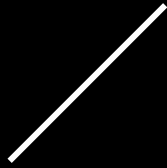


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Location Overview

Earth City Market 11

INVESTMENT OVERVIEW -

Corporate Woods II and III

Property

Size	141,897 SF
Price	\$19,990,000
Annual Expenses	\$2,258,482
Rent	\$18/SF
Annual Rent	\$3,614,739
Parcel / APN	110-53-0206
Year Built	1999
Buildings	2
Building Sq. Ft.	283,320
Price Per Sq. Ft.	\$70.23
Lot Size / Sq. Ft.	695,218
Exterior	Cast in place
Parking	843
Zoning	FPNU
NOI	\$1,356,257
CAP	6.8%

Finance

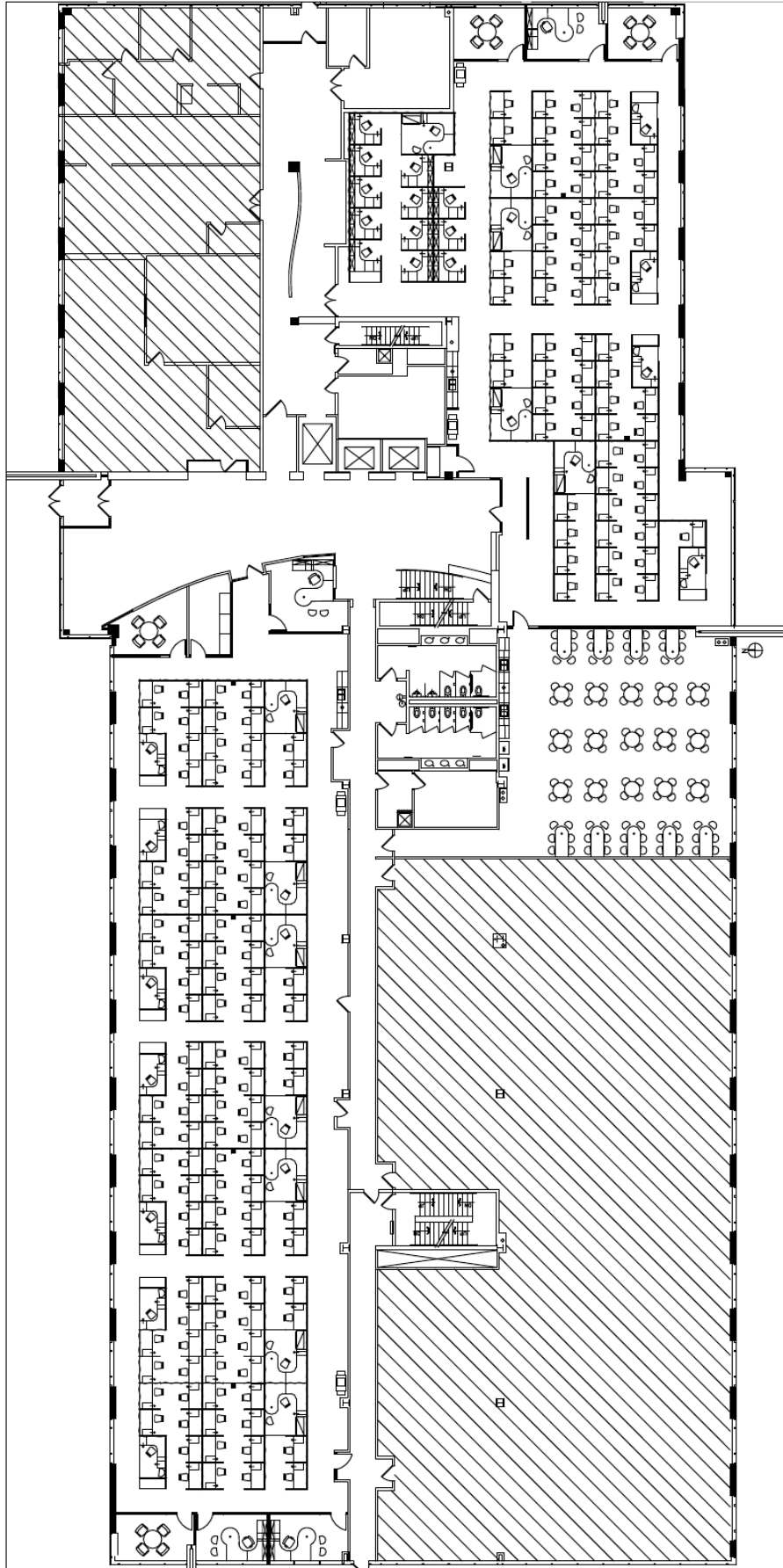
Rate	6.5%
Mortgage Length	20 Years
Percent Down	25%
Down Payment	\$4,975,000
Mortgage Amount	\$14,925,000
CoC Return	TBD

II Offering Price	\$19,990,000
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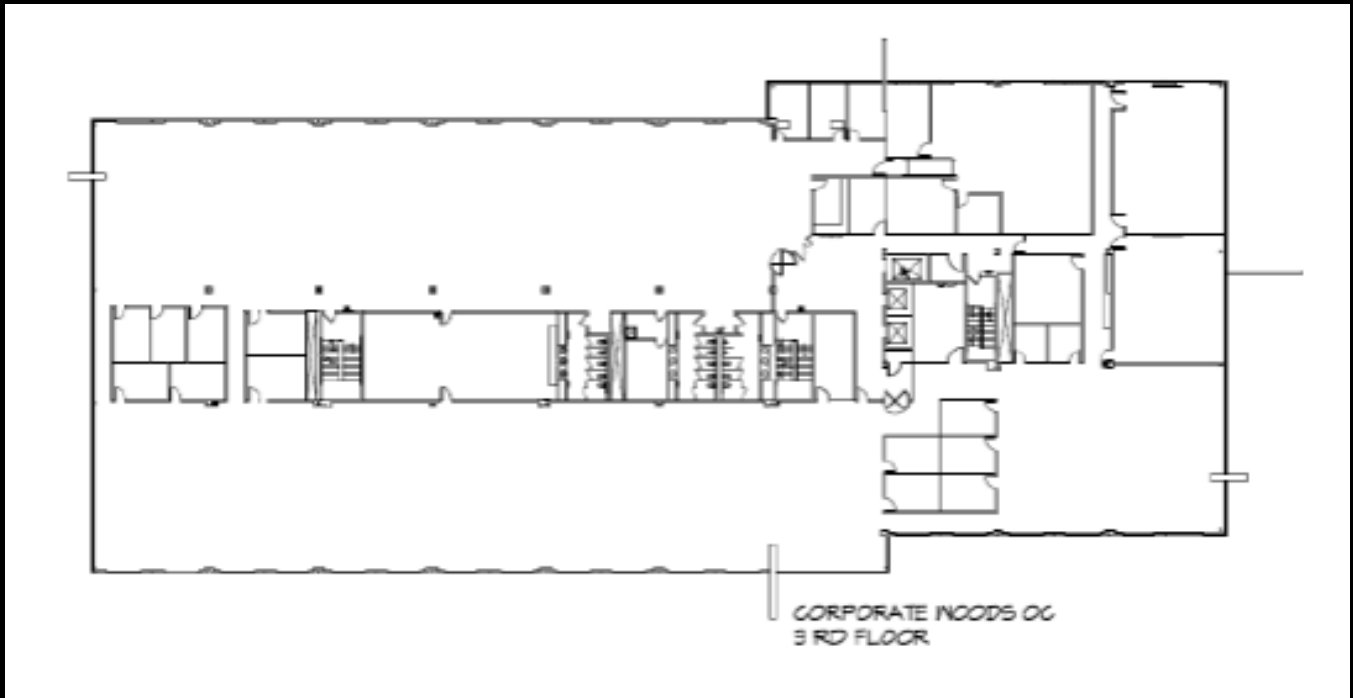


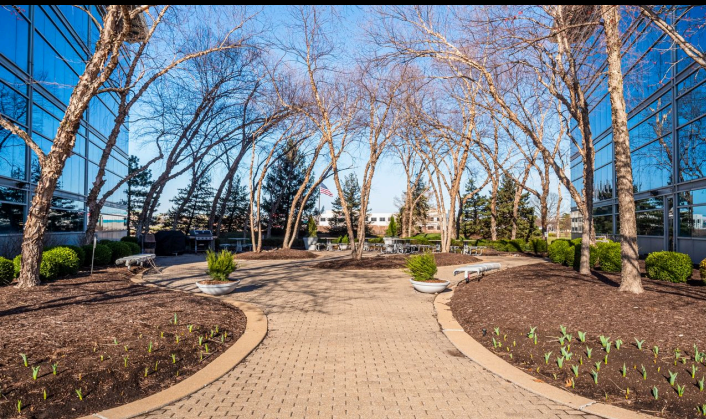
111 Corporate Woods - 1st Floor

Corporate Woods 1st Floor
111 Corporate Office Drive



111 Corporate Woods - 3rd and 4th Floor





LOCATION OVERVIEW



HIGHLIGHTS

160

Businesses, with
22 major headquarters
on the Fortune 1000

46,860

Daytime Population

35.1%

Renter Occupied
Housing Units

Earth City, Missouri is a strategically located commercial hub in St. Louis County, just minutes from St. Louis Lambert International Airport and with direct access to I-70, I-270, and Highway 370. Known for its strong infrastructure and business-friendly environment, Earth City is home to a diverse mix of industries, including logistics, distribution, manufacturing, and tech. With modern office parks, industrial space, and close proximity to downtown St. Louis and surrounding amenities, Earth City offers unmatched convenience and scalability for companies looking to grow in the Greater St. Louis market.

DISCLAIMER

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All prospective buyers are encouraged to independently verify all data, including but not limited to zoning, permitted uses, building dimensions, square footage, and financial information. This property is being sold "as-is, where-is," with no warranties, expressed or implied, by the seller or listing brokerage. All offers are subject to seller approval. Compass Realty Group and its agents do not warrant the accuracy of the information and shall not be held liable for any errors, omissions, or changes in condition. Buyers are advised to consult with legal, tax, and professional advisors regarding the transaction and their intended use of the property.

CONFIDENTIALITY AGREEMENT

Commercial Real Estate Opportunity

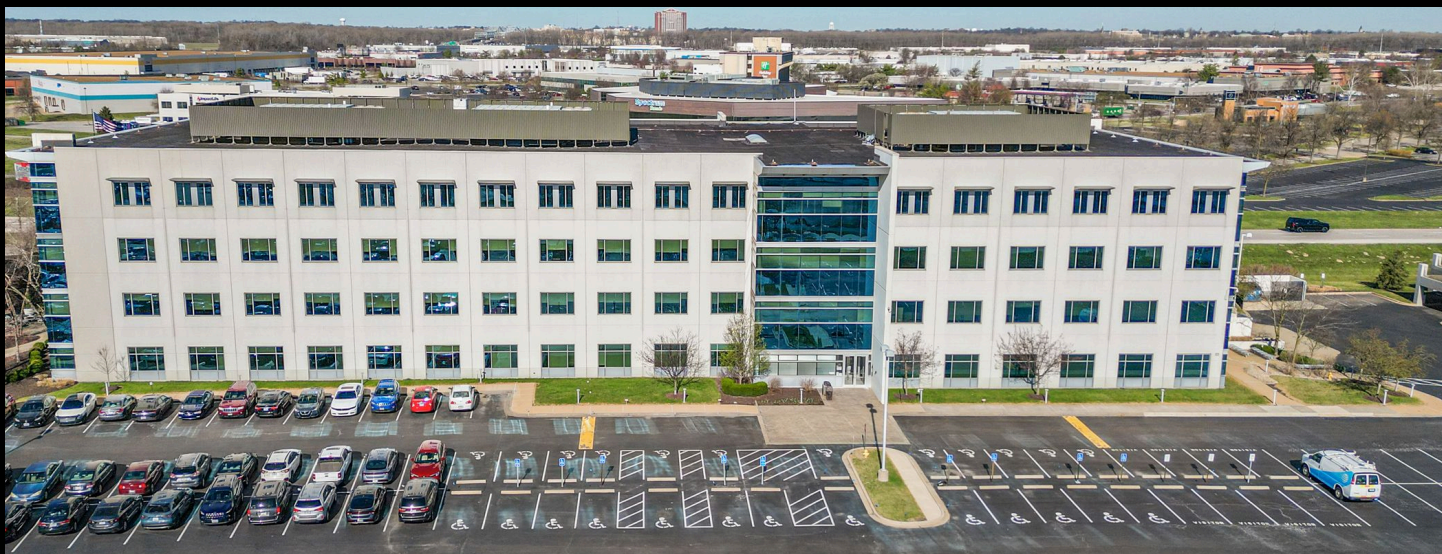
This Confidentiality Agreement ("Agreement") is made and entered into as of the date signed below, by and between Compass Realty Group ("Broker") and the undersigned recipient ("Recipient"), collectively referred to as the "Parties."

1. Confidential Information Recipient acknowledges that they may receive confidential and proprietary information ("Confidential Information") relating to the commercial property located at [Insert Property Address] ("Property"). This includes, but is not limited to: financial statements, leases, tenant information, rent rolls, building plans, operating expenses, and other materials provided by Compass Realty Group or the property owner ("Owner").
2. Purpose Recipient agrees that the Confidential Information will be used solely for the purpose of evaluating the potential purchase or lease of the Property and not for any other purpose.
3. Non-Disclosure Recipient agrees not to disclose any Confidential Information to any third party without the prior written consent of Compass Realty Group or the Owner, except to Recipient's employees, legal counsel, or financial advisors who need access to such information for the purpose stated above and who are bound by confidentiality obligations.
4. No Obligation This Agreement does not obligate either party to enter into a transaction involving the Property. Compass Realty Group and the Owner reserve the right to terminate discussions or negotiations at any time without obligation or liability.
5. No Representations or Warranties Recipient acknowledges that neither Compass Realty Group nor the Owner make any representations or warranties, express or implied, regarding the accuracy or completeness of the Confidential Information. Recipient agrees to conduct its own due diligence.
6. Return or Destruction of Materials If requested by Compass Realty Group, Recipient agrees to promptly return or destroy all Confidential Information and any copies made, in whatever form.
7. Governing Law This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.
8. Entire Agreement This Agreement constitutes the entire understanding between the Parties regarding the subject matter and supersedes all prior discussions or agreements.

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111, 125 CORPORATE OFFICE DR.

EARTH CITY, MO • 63045



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