

Bridgeton, MO

30

HOLLENBERG CT

For Sale & Lease





30 Hollenberg Ct

Photos + Details

NICK HARTIG

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- **For Sale: \$550,000 | For Lease: \$11 PSF NNN**
- 7,450 SF office/flex building with a rare mix of heavy office buildout and functional warehouse space
- 30 private offices, each with sliding glass doors that keep the space open and light without sacrificing privacy
- Dedicated training room and conference room
- Two break rooms
- 750 SF warehouse (50' x 15') handles storage, deliveries, or inventory overflow
- 35 parking spaces, plenty of room for staff and visitors
- Ideal for HVAC, plumbing, electrical, or roofing sales offices, general contractors, staffing firms, insurance agencies, real estate brokerages, IT/managed service providers, security companies, or franchise regional offices





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DEMOGRAPHICS

1 mi 3 mi 5 mi

Population	1,119	33,983	139,255
Median HH Income	\$55,780	\$85,170	\$81,637
Population Median Age	44.4	39.3	37.9
Households	568	14,646	62,295





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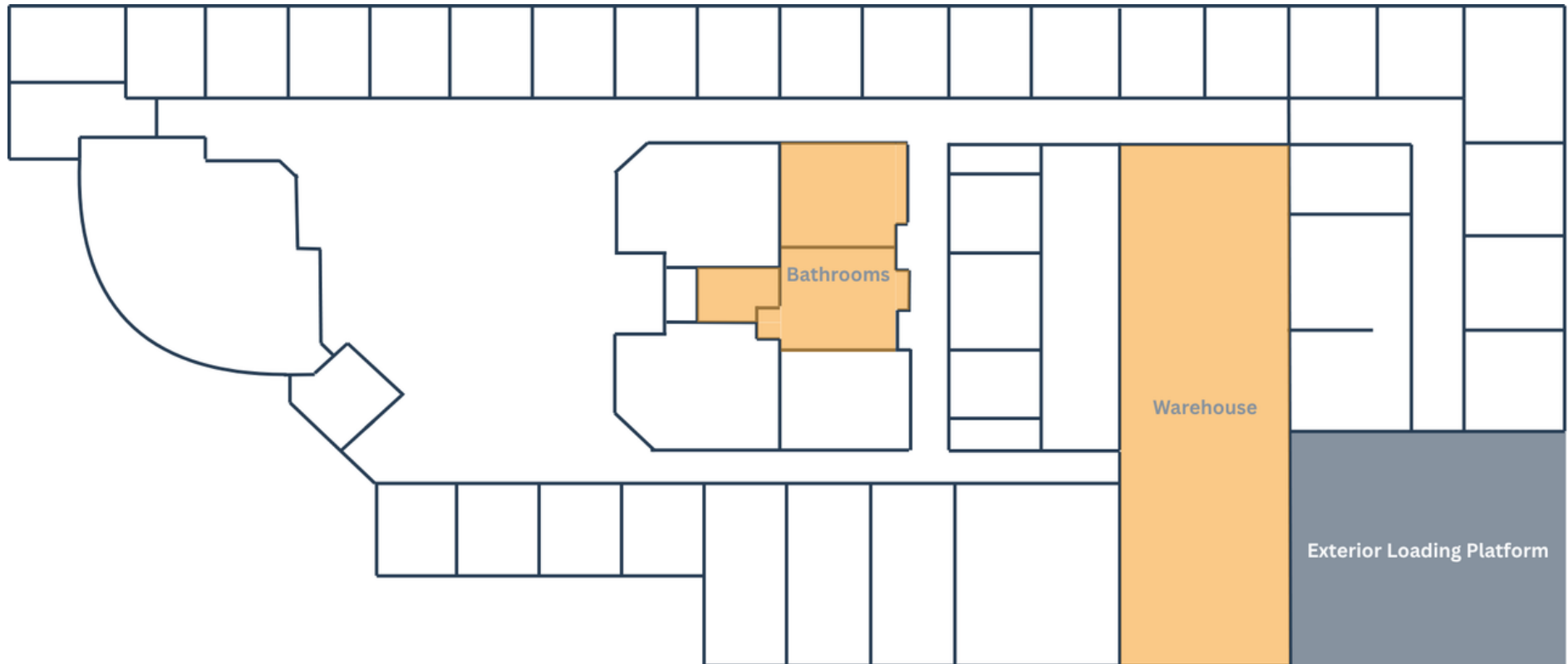
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Floorplan

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Aerial

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