

For Sale/Lease

NAIDESCO

1000 Edgewater Point Dr
Lake St. Louis, MO 63367



Property Highlights



For Sale/Lease
28,200 SF on 1.62 AC



Multi-Tenant Office Building
with Beautiful Lake Views



Easy Access to
I-64/I-40 & I-70



Sale Price: \$2,690,000
Lease Rate: \$18.00 / SF

For more information, please contact:

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Property Features

- 28,200 SF multi-tenant, Class A boutique office building situated on 1.62 AC
- 391 SF – 732 SF available for lease
- Exceptional investment, owner/user, or small-suite leasing opportunity
- Impressive elegant lobby with high-end finishes throughout
- Elevator-served and fully sprinklered
- Built in 1990, renovated in 2018
- Ample parking with easy building access
- Great St. Charles County location with quick access to I-70 & I-64/I-40
- Gorgeous lake views from inside and outside; unique to the St. Louis / St. Charles market

 **Sale Price:**
\$2,690,000

 **Lease Rate:**
\$18.00 / SF



Suite 200 - Lobby



Suite 200 - Office



Suite 301 - Reception



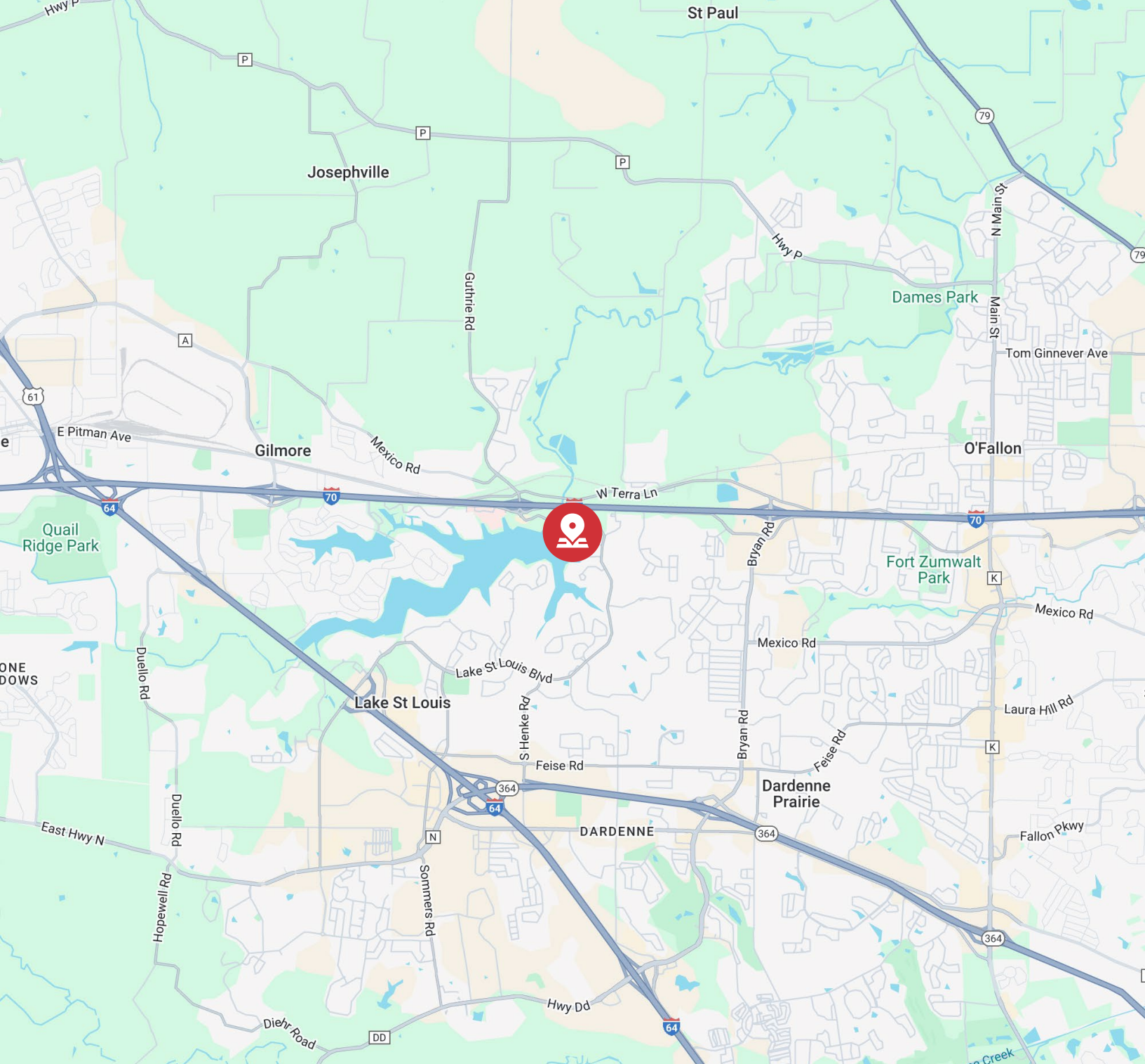
Suite 301 - Office



Suite 307 - Reception



Suite 105 - Office



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