

13,121± SF Office/Warehouse Building

10 Sunnen Drive, Suite 125
St. Louis County, MO 63143



For Sublease

Sublease Price:

~~\$11.50 SF/NNN~~

Reduced Price:

\$9.95 SF/NNN

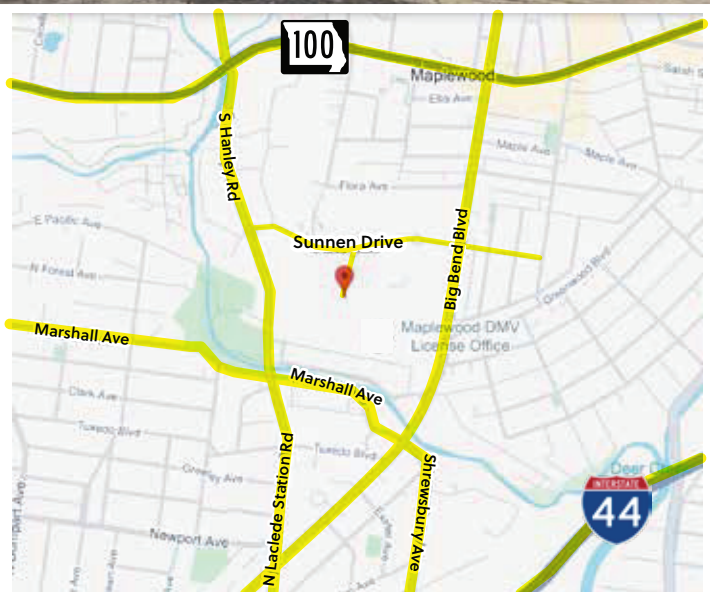
Features:

- Prime Central St. Louis County Location
- Discounted NNNs due to base year T&I
- 20' Clear Height
- 12'x10' Ramped Drive-In Door
- 1 Loading Dock
- 3-Phase Power
- Approx 40% Office / 60% Warehouse
- Available July 1, 2026
- Sublease Term Through November 30, 2029 (Longer Term Potential Subject to Landlord Approval)

Contact

Paul Redel
predel@hillikercorp.com
314-591-2327

Hal C. Ball, SIOR
hball@hillikercorp.com
314-781-0001



Hilliker Corporation | www.hillikercorp.com | 314-781-0001
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser to investigate fully. Individual Membership in the Society of Industrial and Office Realtors.

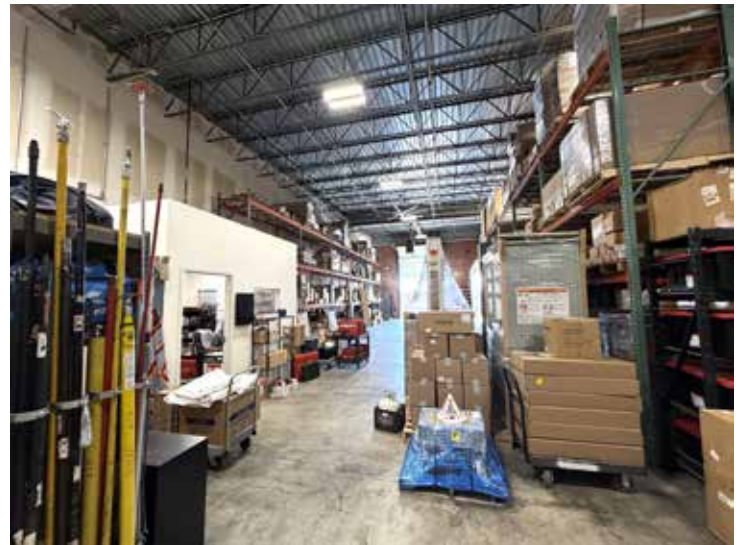


13,121± SF Office/Warehouse Building

10 Sunnen Drive, Suite 125
St. Louis County, MO 63143



Office



Warehouse

Contact

Paul Redel
predel@hillikercorp.com
314-591-2327

Hal C. Ball, SIOR
hball@hillikercorp.com
314-781-0001



Hilliker Corporation | www.hillikercorp.com | 314-781-0001
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser to investigate fully. Individual Membership in the Society of Industrial and Office Realtors.

