

# For Sale/Lease

Office/Retail Complex in Clayton

8211-8221 Clayton Rd.  
Clayton, MO 63117

8221 Clayton Rd.  
10,300± Sq. Ft. 2 Level Office/Retail



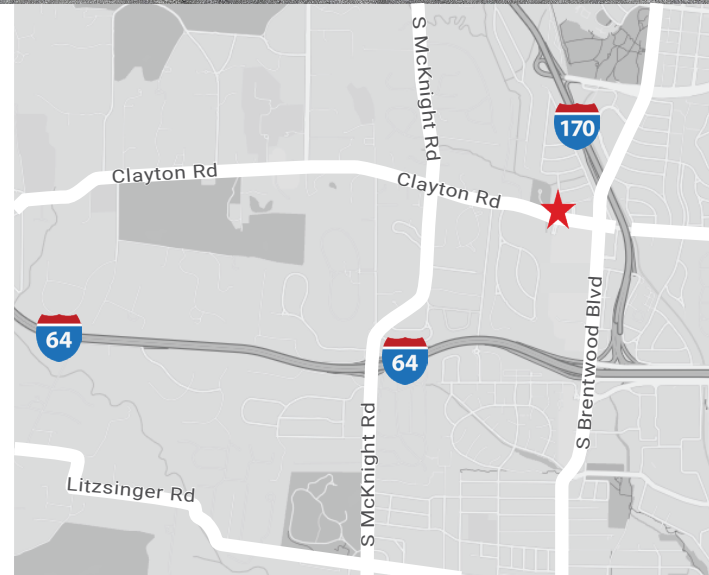
8211 Clayton Rd.  
8,500± Sq. Ft. Single Level Retail



**Sale Price:**  
**\$6,495,000.00**

**Lease Rate:**  
**\$29.50/SF NNN**

- 8221 Clayton 7,000± Sq. Ft. 1st Floor Office or Retail  
3,300± Sq. Ft. Second Floor Updated Office
- 8211 Clayton 8,500± Sq. Ft. Retail Bldg. Could Be Demised
- Prime Location Across From **The St. Louis Galleria**
- Signalized Intersection Ingress and Egress
- Superb Access to Prime St. Louis Demographic:  
Ladue, Richmond Heights, Clayton, and University City
- Great Visibility on Clayton Rd. Just West of Brentwood
- Good Parking with Professional Landscaping
- Can Be Leased Separately or Sold Together



**Ashley Bowersox**  
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**Hal C. Ball, SIOR**  
[hball@hillikercorp.com](mailto:hball@hillikercorp.com)

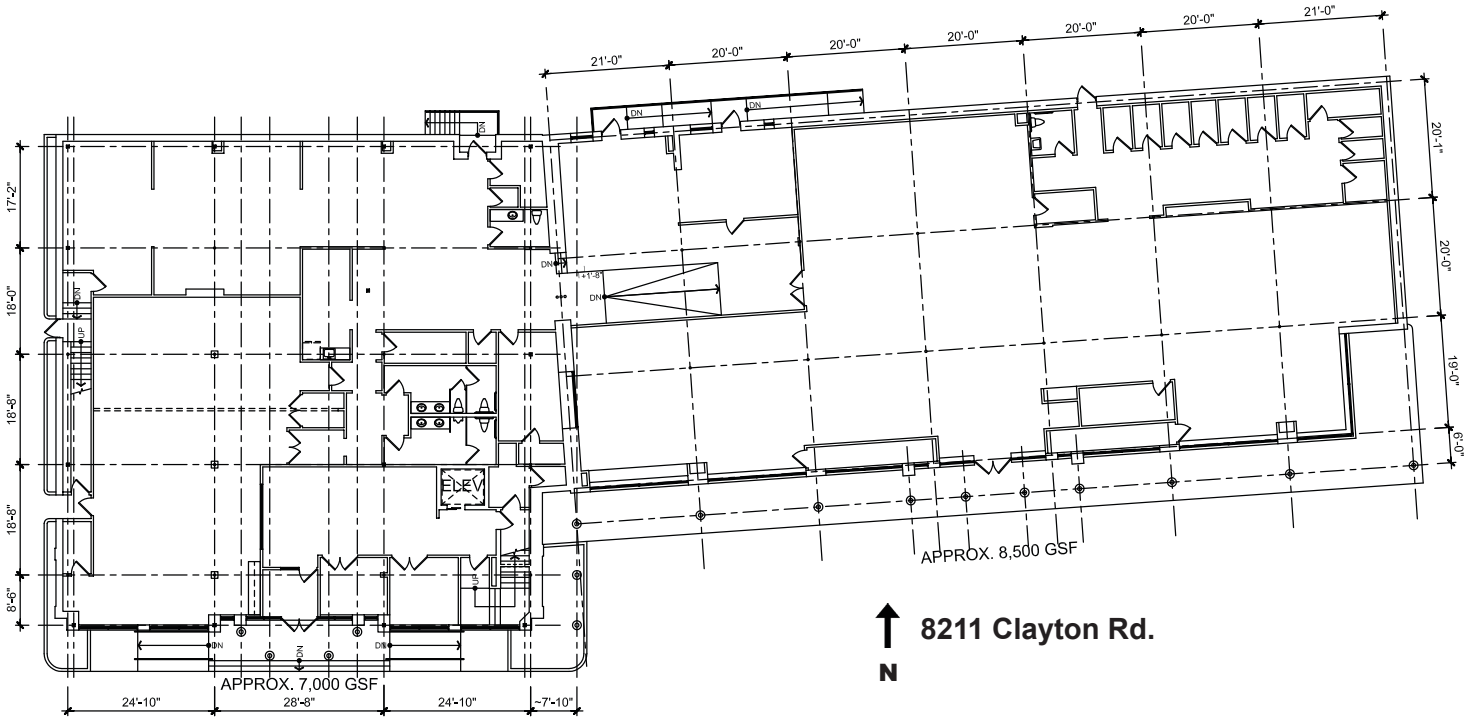
Office Industrial Retail Institutional Investment Management



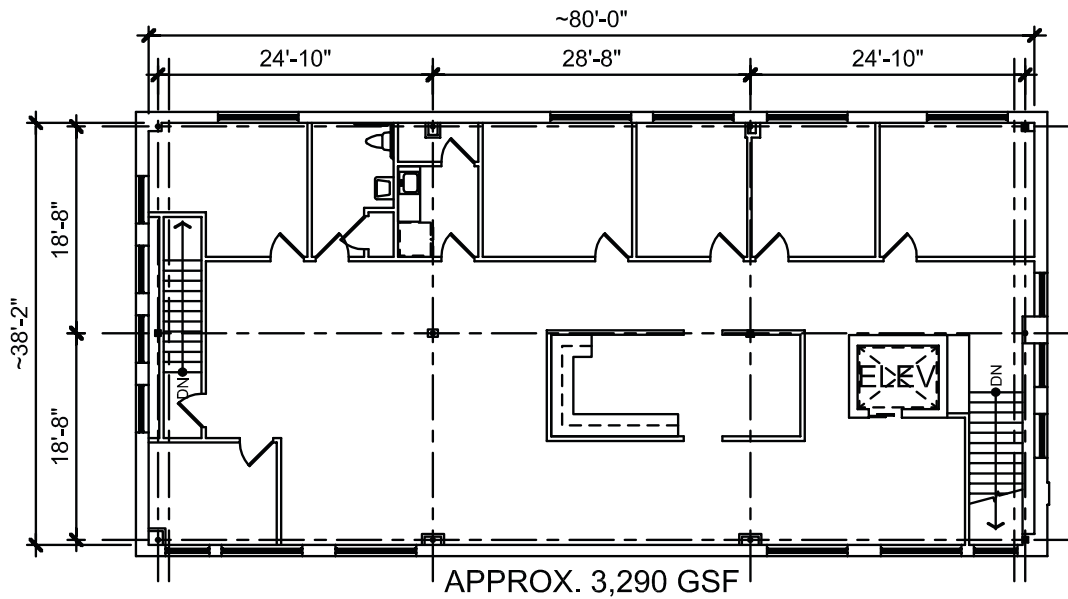
Commercial Real Estate  
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**314 781 0001**

 Individual Membership in the Society  
of Industrial and Office Realtors



8221 Clayton Rd.




 **SECOND FLOOR PLAN**

Office Industrial Retail Institutional Investment Management



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