

Performing Arts Centre

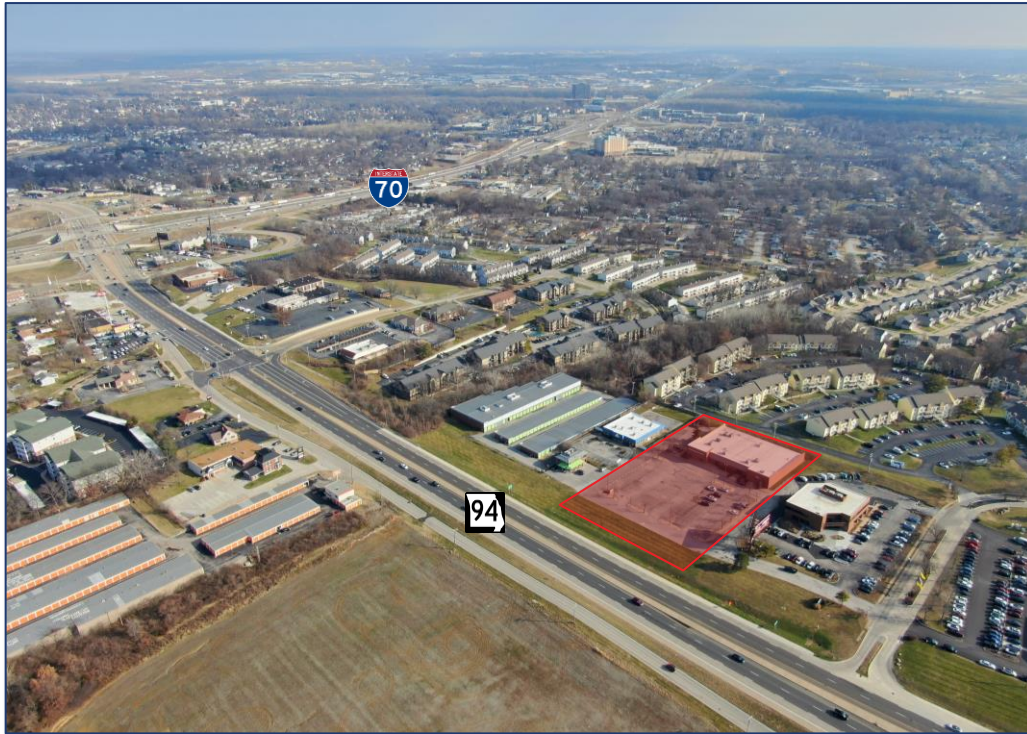
BMG
Commercial Real Estate Group

SCOUT

REALTY
GROUP

OFFICE BUILDING FOR SALE OR LEASE
1540 COUNTRY CLUB PLAZA
ST. CHARLES, MO 63303

1540 Country Club Plaza

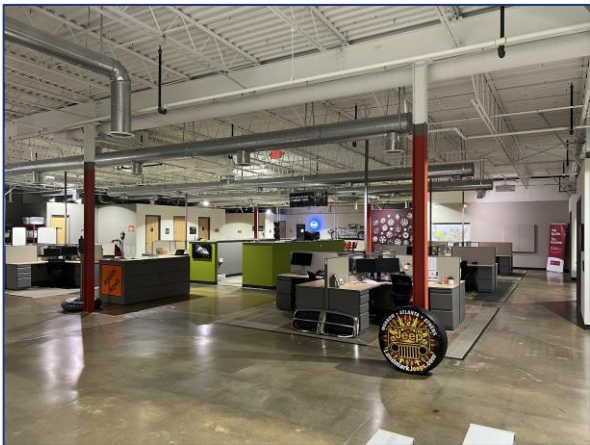


For Sale or Lease

PROPERTY SPECIFICS

- 20,924 SF (total building size)
- 8,290 SF is leased to the Performing Arts Center.
- 12,634 SF currently available for occupancy.
- Vacant space is designed to accommodate an open / creative work environment.
- Existing monument signage along Hwy. 94 with exposure to 45,000 vehicles / day.

Sale Price: \$2,400,000
Lease Rate: \$13 / SF (modified gross)



SCOUT | **REALTY GROUP**

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

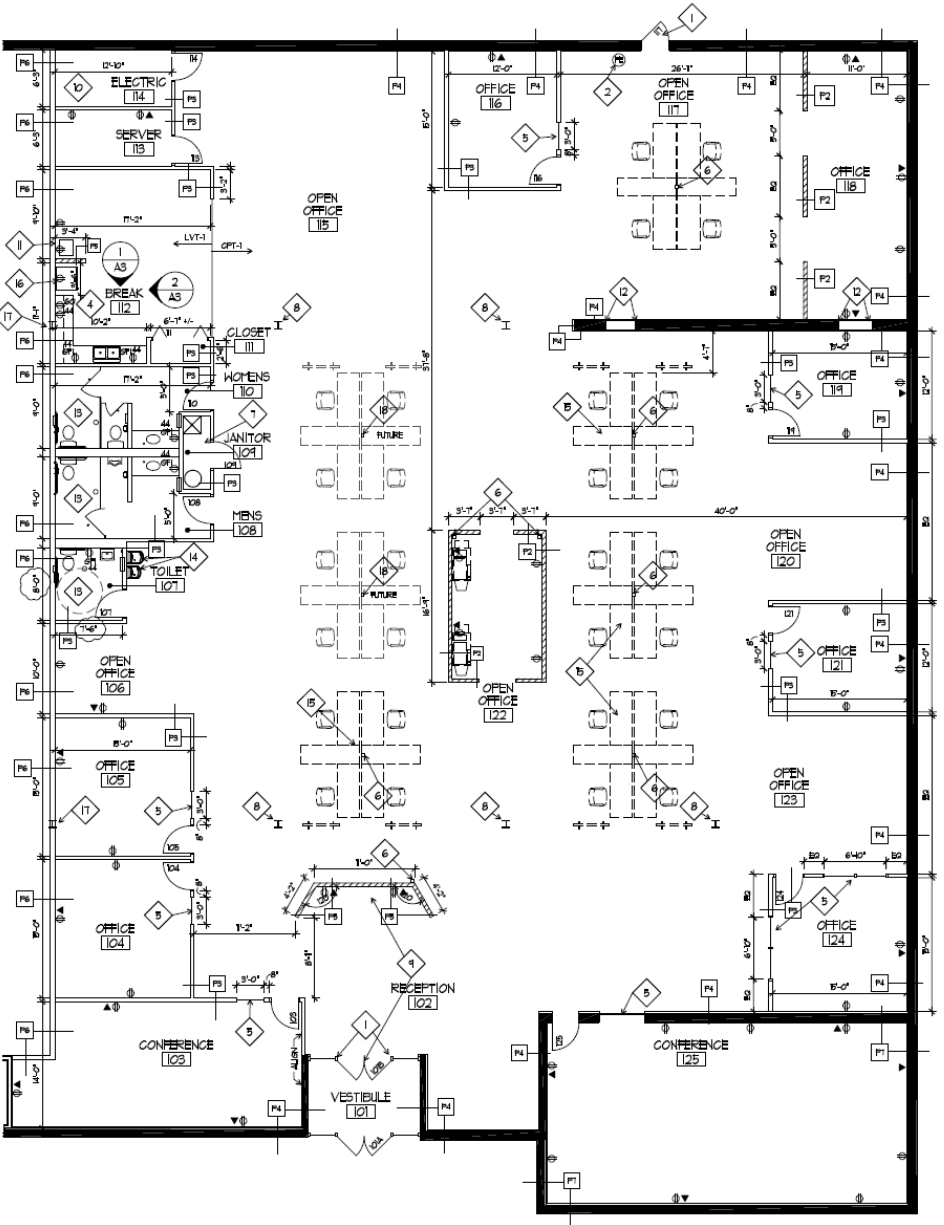
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EXISTING SPACE SPECIFICS

- 2 Large Conference Rooms
- 7 Private Offices
- 6 Open / Collaboration Areas
- Kitchen / Break Room
- Server Room
- Space for 24 Cubicle Desks
- 3 Restrooms (Men's, Women's, & Private)

For Sale or Lease

The logo for Scout Realty Group, featuring the word "SCOUT" in large white letters with a red arrow pointing up through the letter "O", followed by "REALTY GROUP" in smaller white letters.

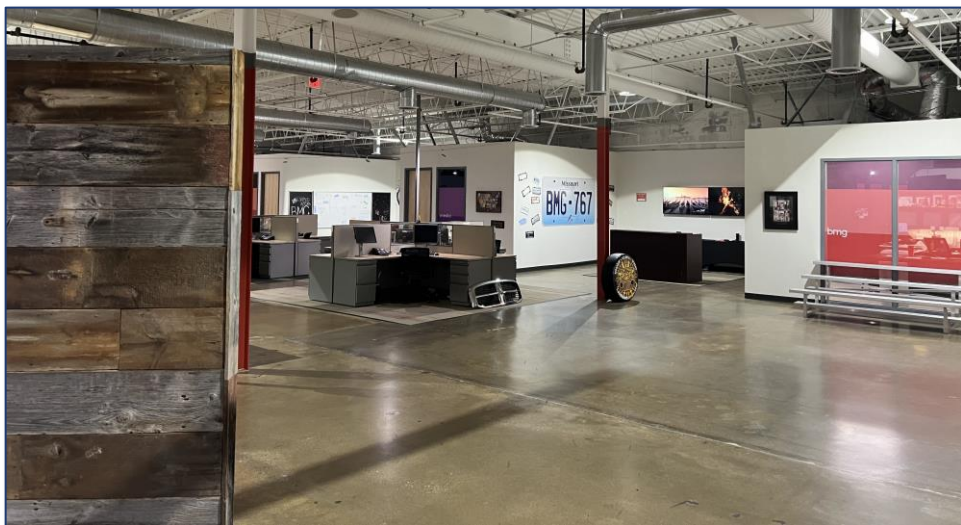
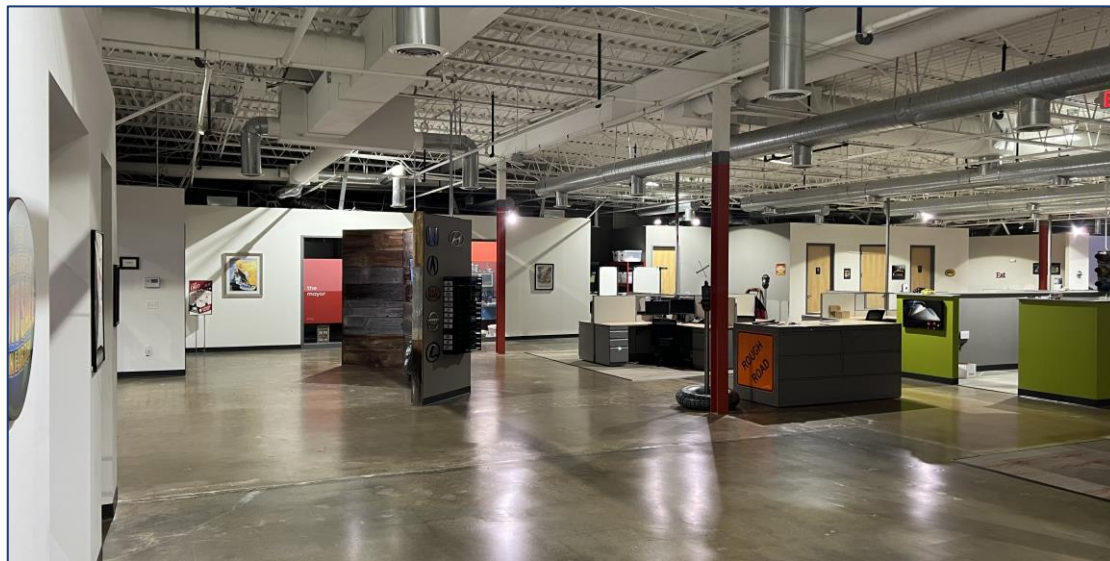
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