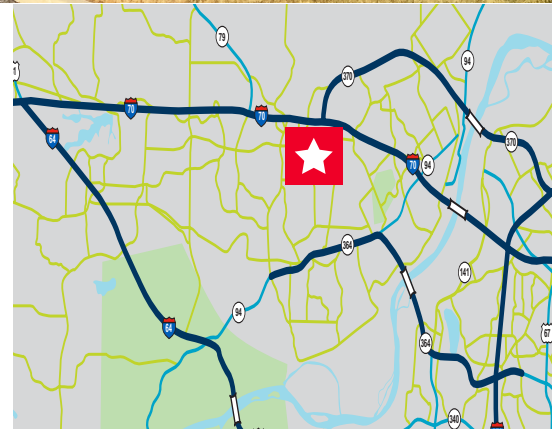




115 Mexico Court, St. Peters, MO 63376

Property Highlights

- 5,880 SF Building on 1.14 Acres
 - Originally Designed for Two 1,960 SF Units & Two 980 SF Units (Separately Metered)
- Full Brick Building; Constructed in 1999
- Energy Efficient Pella Windows
- 3 Total Kitchenettes
- 27 Parking Spaces, or 4.6/1,000 SF
- AT&T and Charter (Coaxial) ISPs
- Security System with Keycard Access
- Furniture/Workstations Negotiable
- 2015 Real Estate Taxes: \$15,585.18
- **Lease Rate: \$8.00-\$10.00/SF NNN**
- **Sale Price: \$588,000 (\$100/SF)**
- 115 Mexico Court is part of a three building technology campus - call broker about adjacent properties also available



Keith Schneider

Senior Vice President
+1 314 520 2747
keith.schneider@cushwake.com

Joe Schneider

Associate
+1 636 578 6069
joe.schneider@cushwake.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
main +1 636 949 9797
fax +1 636 949 8955
cushmanwakefield.com

Photos



Conference Room



Kitchenette



Open Office/Cubicles



Open Office/Cubicles



Open Office Area



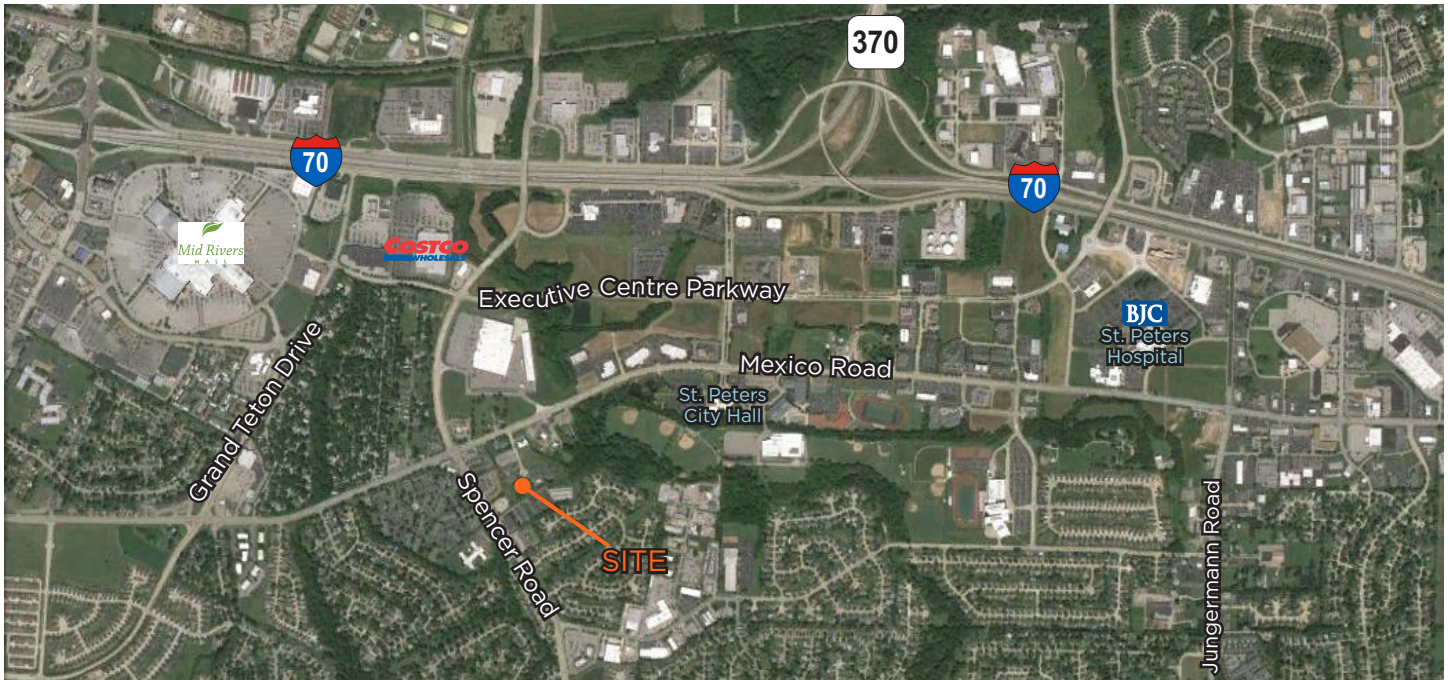
Typical Office

Keith Schneider
Senior Vice President
+1 314 520 2747
keith.schneider@cushwake.com

Joe Schneider
Associate
+1 636 578 6069
joe.schneider@cushwake.com

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Aerial / Location Map



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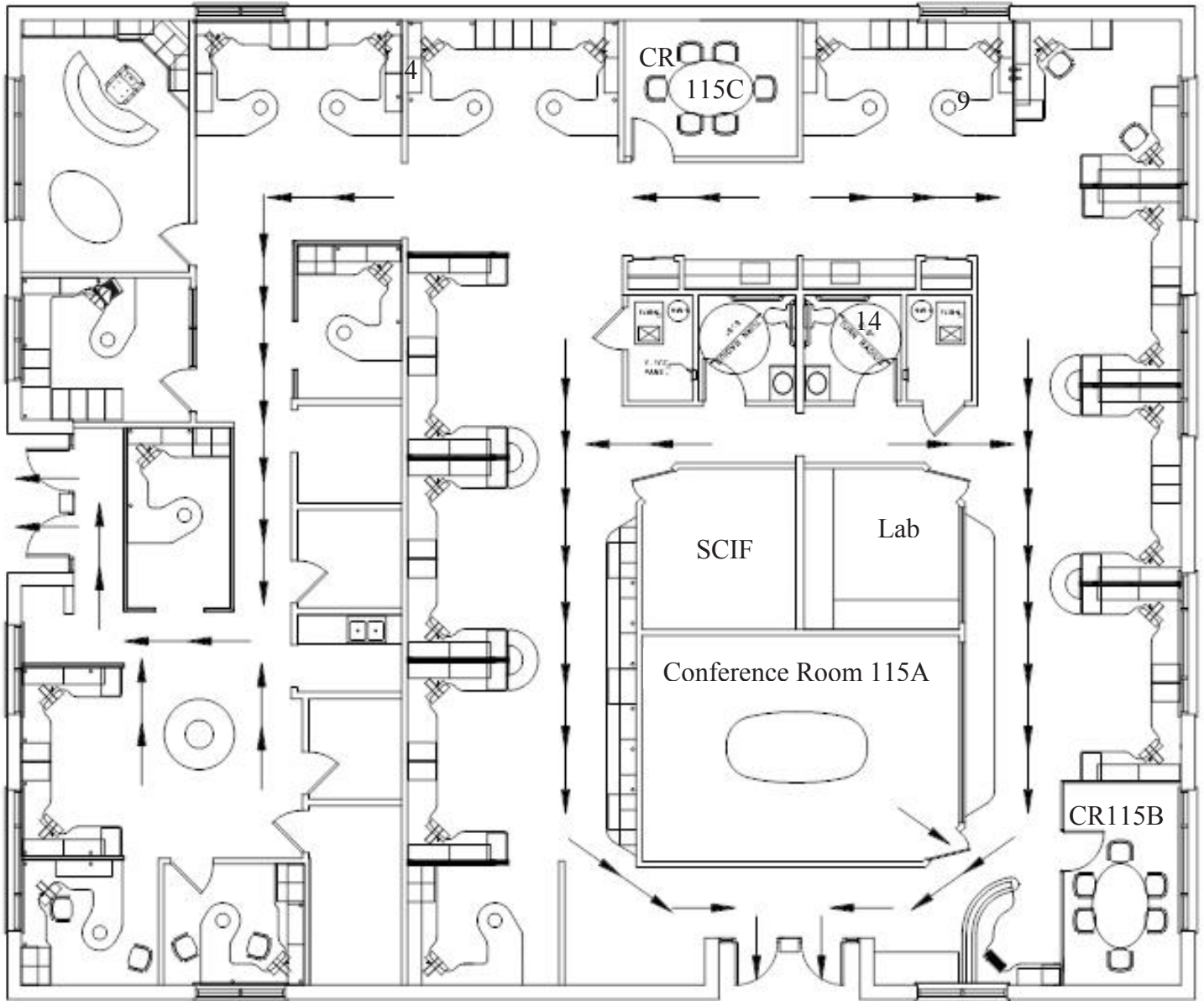


**CUSHMAN &
WAKEFIELD**

FOR SALE/LEASE

5,880 SF Office Building

Floor Plan



Keith Schneider
Senior Vice President
+1 314 520 2747
keith.schneider@cushwake.com

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Associate
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