



FOR SALE OR LEASE

HAWK RIDGE CROSSING OFFICE PARK

18-Building Professional Office Park



CHAD BURKEMPER
314.584.6279 **DIRECT**
636.579.9020 **MOBILE**
chad.burkemper@colliers.com

18-BUILDING PROFESSIONAL OFFICE PARK

Spaces Available | 2,000 – 4,000 RSF

HIGHLIGHTS

- › Professional office development
- › Single-story brick and stone buildings
- › BTS office layouts available
- › Great access to Highway 40/61
- › 4/1,000 SF cross-access parking ratio
- › Close proximity to amenities such as grocery store, restaurants, retailers, etc.
- › Fast growing area with numerous new developments including new and upscale housing to commercial construction

SALE PRICE

**STARTING IN
THE UPPER** \$500,000_s
(in grey box condition)

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EXTERIOR OPTION 1



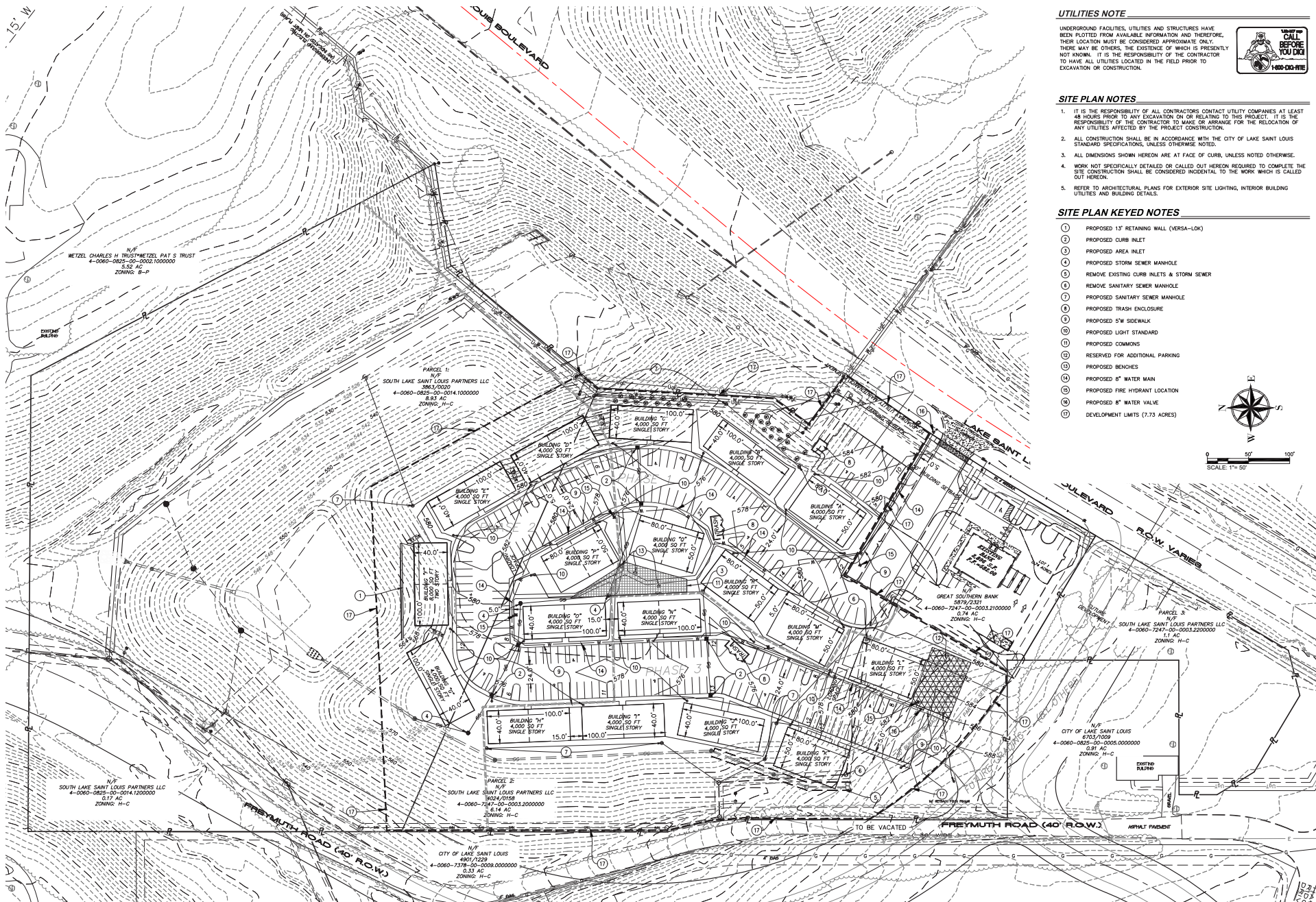
EXTERIOR OPTION 2



EXTERIOR OPTION 3

101 S Hanley Rd, Ste 1400
St. Louis, MO 63105
314.863.4447
colliers.com/stlouis





UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.

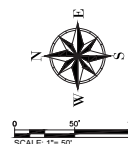


SITE PLAN NOTES

- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE SAINT LOUIS STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HEREON ARE AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- WORK NOT SPECIFICALLY DETAILED OR CALLED OUT HEREON REQUIRED TO COMPLETE THE SITE CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE WORK WHICH IS CALLED OUT HEREON.
- REFER TO ARCHITECTURAL PLANS FOR EXTERIOR SITE LIGHTING, INTERIOR BUILDING UTILITIES AND BUILDING DETAILS.

SITE PLAN KEYED NOTES

- PROPOSED 13' RETAINING WALL (VERSA-LOK)
- PROPOSED CURB INLET
- PROPOSED AREA INLET
- PROPOSED STORM SEWER MANHOLE
- REMOVE EXISTING CURB INLETS & STORM SEWER
- REMOVE SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED TRASH ENCLOSURE
- PROPOSED 5'W SIDEWALK
- PROPOSED LIGHT STANDARD
- PROPOSED COMMONS
- RESERVED FOR ADDITIONAL PARKING
- PROPOSED BENCHES
- PROPOSED 8" WATER MAIN
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED 8" WATER VALVE
- DEVELOPMENT LIMITS (7.73 ACRES)



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