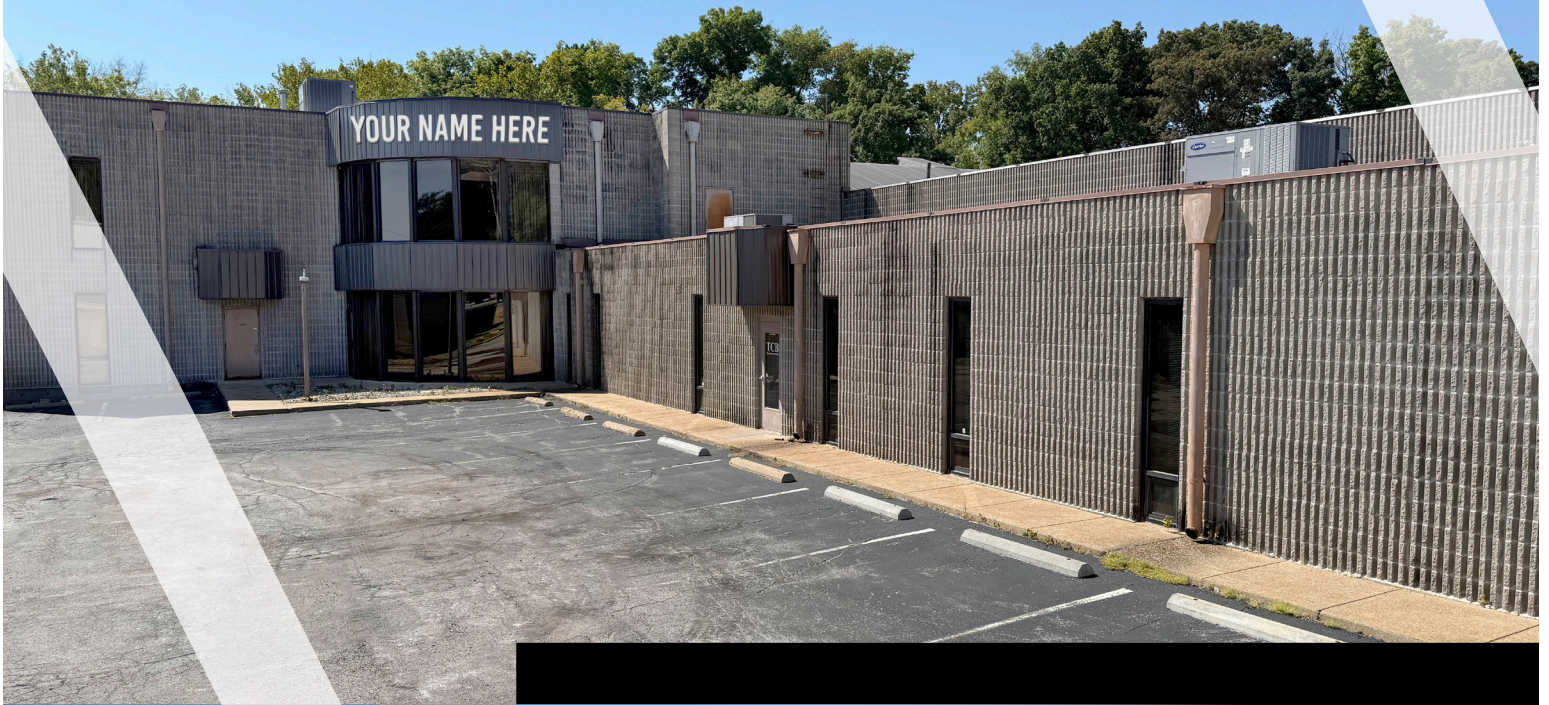


9530 WATSON INDUSTRIAL PARK

ST. LOUIS, MO 63126



Contact Information

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Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
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PROPERTY HIGHLIGHTS

- ▶ Up to 8,900 SF Office space – Owners will divide
- ▶ Full 8,900 SF suite includes several private offices on the glassline and two large project rooms
- ▶ Conference rooms on 1st and upper floors
- ▶ Large receptionist area with showroom
- ▶ Convenient access to central southwest county
- ▶ Adequate parking
- ▶ **Lease Rate: \$12.50/sf MG**

AVAILABILITY

- Suite 1: 3,000 SF Office
- Suite 2: 5,900 SF Office / Showroom  *contiguous*

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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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