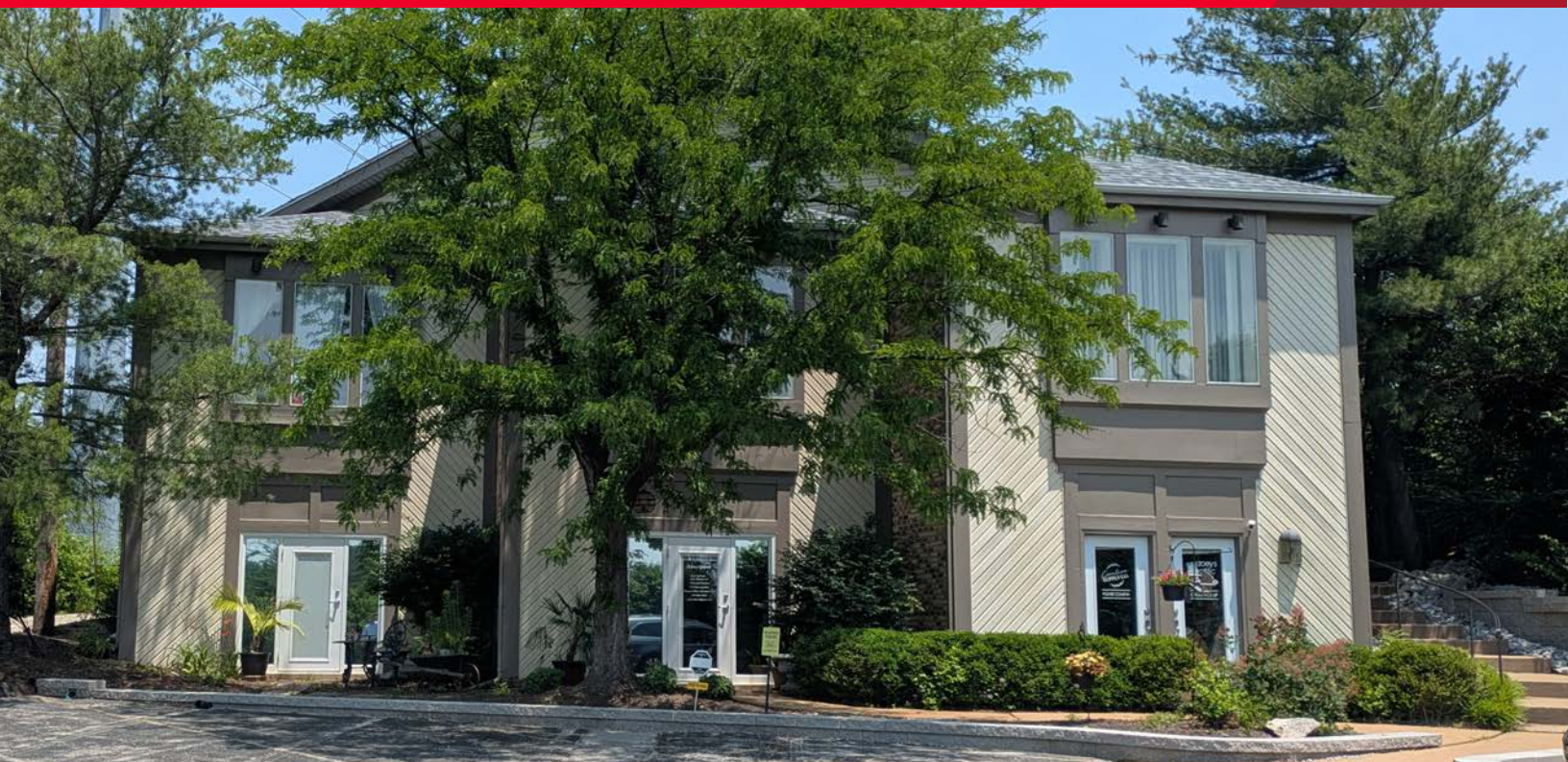




**CUSHMAN &
WAKEFIELD**

600 S Holmes Ave

St. Louis, Missouri 63122



FOR SALE - \$1,243,000 (\$175/SF)

Property Highlights

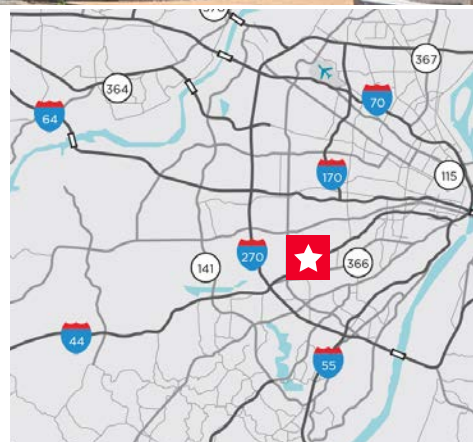
- 7,104 RSF on ± 0.62 Acres
- Value-add Investment
- 1st Floor: Suite #3 - 1,158 SF (*LEASED*)
Suite #4 - 2,395 SF
- Ideal for Professional Office Use
- 2nd Floor: Suite #1 - 1,743 SF
Suite #2 - 1,808 SF
- Recent CapEx including new roof, retaining wall, hardscape, parking lot seal/stripe
- Excellent Location with convenient access to I-44 and I-270

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,294	83,872	195,015
Households	4,315	34,213	83,100
Average HH Income	\$122,531	\$134,556	\$121,393

Traffic Counts

S. Holmes Ave - 3,426 VPD | **Big Bend Rd** - 14,506 VPD



Kyle Pershing

+1 314 236 5471

kyle.pershing@cushwake.com

David Wirth

+1 314 925 2916

david.wirth@cushwake.com

7700 Forsyth Blvd, Suite 1210

St. Louis, Missouri

main +1 314 862 7100

cushmanwakefield.com



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Amenities Map

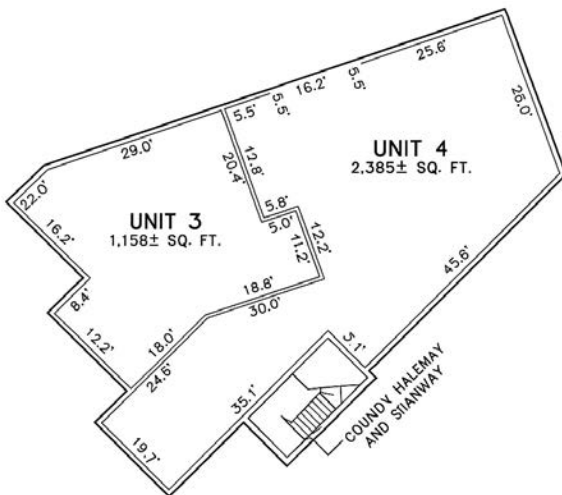
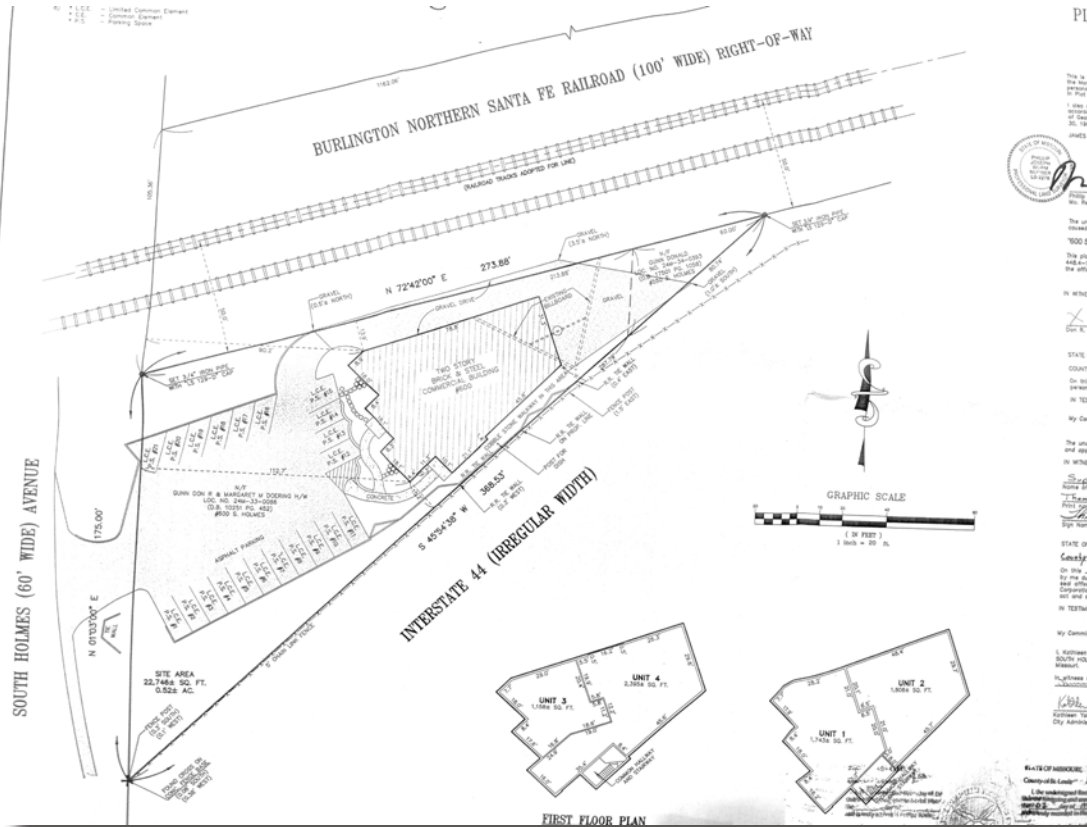




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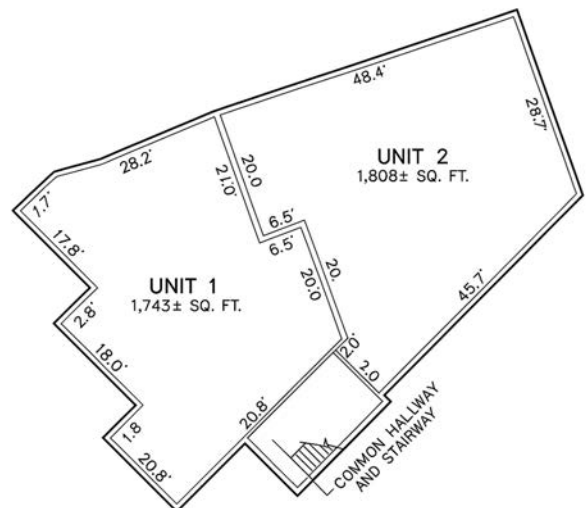
600 S Holmes Ave
St. Louis, Missouri 63122

Site Survey / Layout



FIRST FLOOR PLAN

FLOOR ELEVATION = 613.92
CEILING ELEVATION = 627.92



SECOND FLOOR PLAN

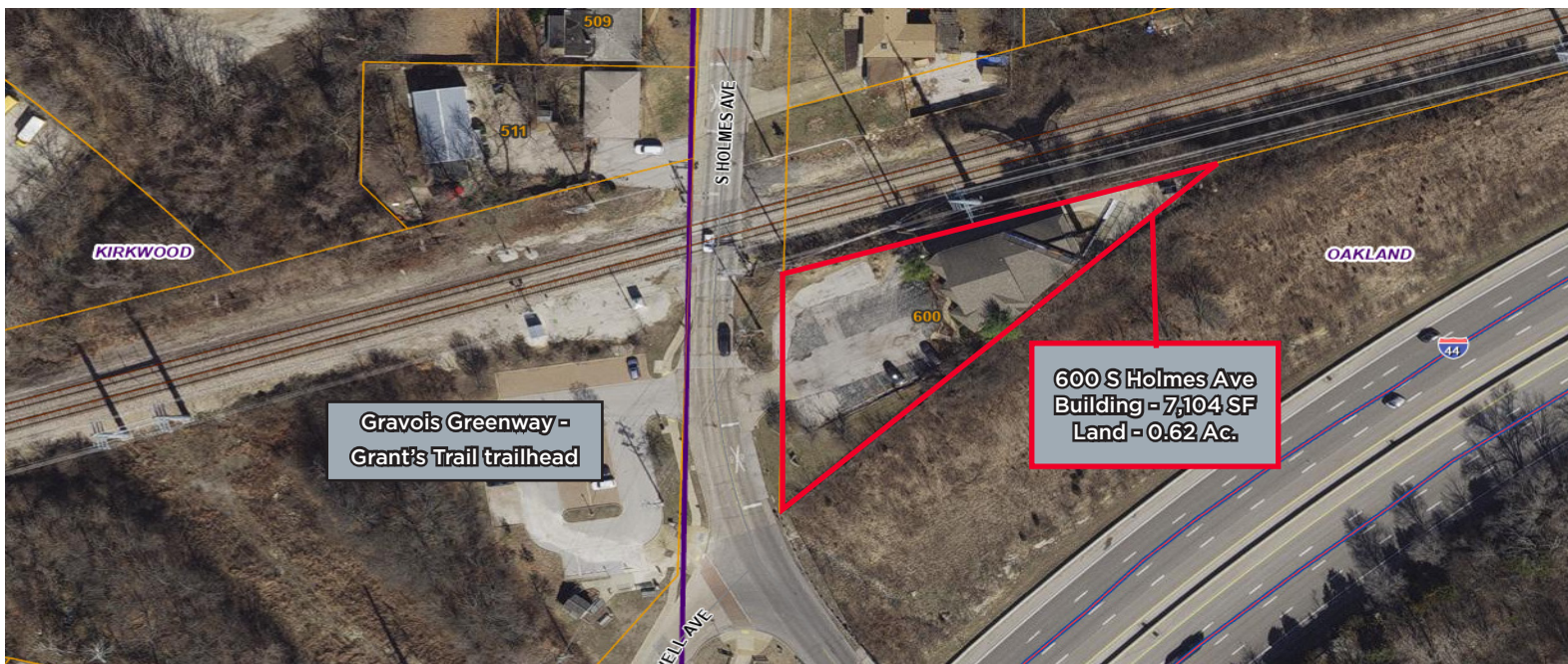
FLOOR ELEVATION = 629.57
CEILING ELEVATION = 637.67



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600 S Holmes Ave

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PROPERTY INFORMATION:

- 600 S Holmes Ave (Parcel ID 24M330262)
- 2-Stories. Built in 1989
- 18 surface parking spaces plus graveled yard in rear
- Contains approximately 27,007 SF of Land with a 7,104 SF Office Condo Building
- Separate utilities and HVAC for each unit

David Wirth
+1 314 925 2916
david.wirth@cushwake.com

Kyle Pershing
+1 314 236 5471
kyle.pershing@cushwake.com

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St. Louis, Missouri
main +1 314 862 7100
cushmanwakefield.com