

FOR LEASE

1201 RESEARCH BOULEVARD

CREVE COEUR, MO 63132

AVAILABLE MARCH 1, 2026



17,475 SF STAND-ALONE OFFICE/WAREHOUSE

Lease Rate: \$6.50/SF NNN

- Office/Showroom: 1,975 SF
- Rear Warehouse: 8,500 SF (20' Clear Height)
- Front Warehouse: 7,000 SF (12'9" Clear Height)
- 1 Standard (4') Dock Door
- 3 Van Height (2') Dock Doors
- 1 Grade-Level Oversized Drive-in Door
- 2025 RE Tax: \$2.71/SF
- Insurance: \$0.72
- CAM: Tenant Self Performed



Keith Ziercher

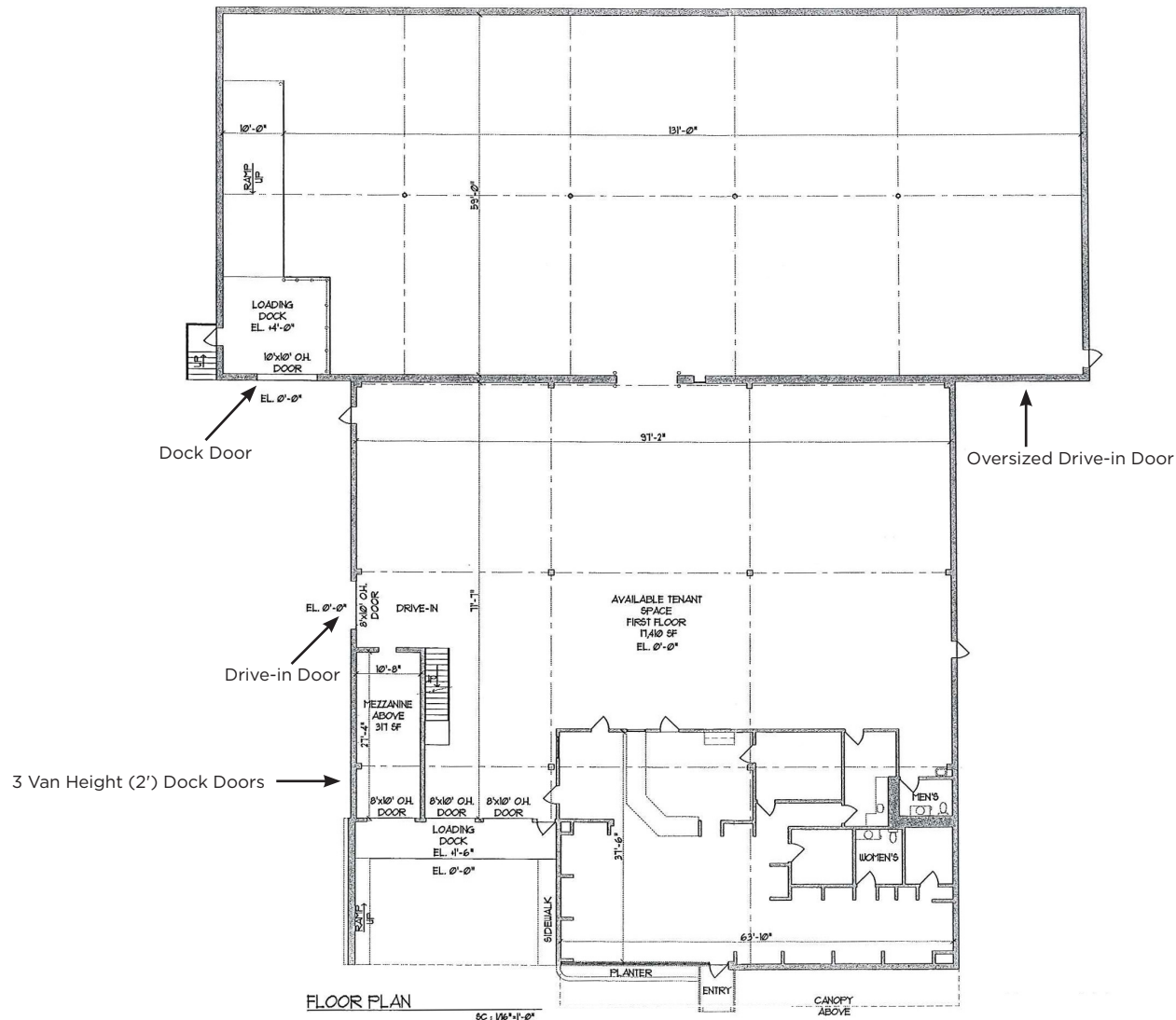
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FLOOR PLAN

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