

# OFFICE INVESTMENT FOR SALE

**Price:** \$3,530,000

## Description

This **fully-occupied** single-story property houses a mix of professional tenants, including consulting firms and creative agencies. It is well-positioned near Manchester Road, I-270, and Highway 141, offering easy access to major transit routes.

## Property Details

- 30,403 RSF
- **In Place 8 CAP**
  - **ProForma 9.4 CAP**
- Fully Renovated.
- Plenty of parking available on-site.
- Further info available upon request.

301 Sovereign Ct.  
Ballwin, MO 63011

**SKYLINE**  
COMMERCIAL REAL ESTATE



## 2024 DEMOGRAPHICS

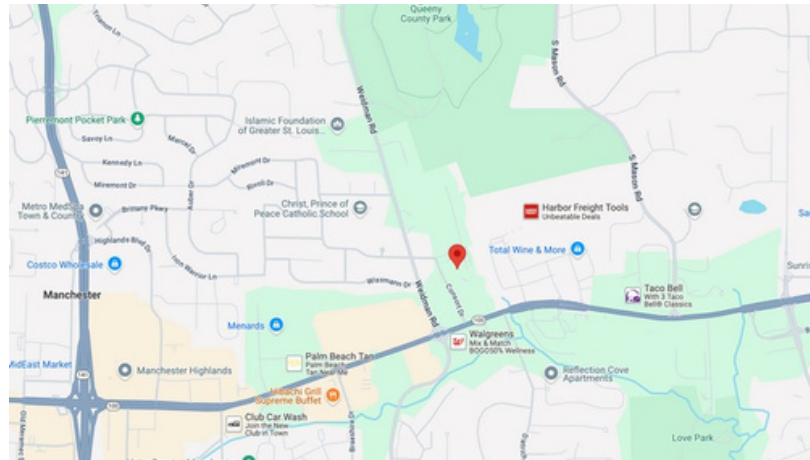
1 Mile | 3 Miles | 5 Miles

### Population

7,223 | 69,191 | 169,828

### Median Household Income

\$125,563 | \$132,149 | \$143,026



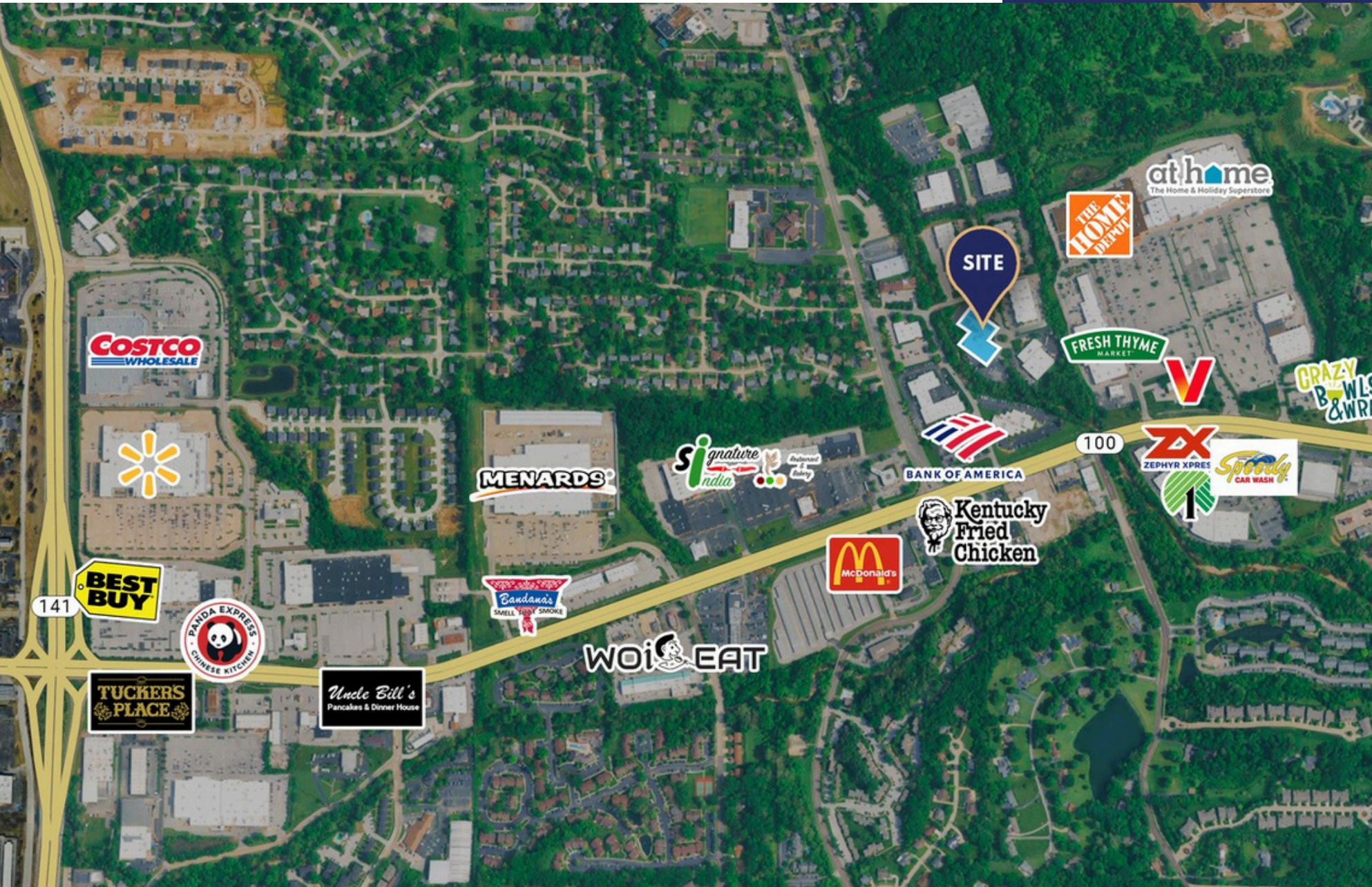
## CONTACT

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# TRADE AREA AERIAL





# BUILDING PHOTOS



Information contained herein has been obtained by reliable sources however neither broker or owner warrants any information concerning subject property.