

# INVESTMENT OFFERING

# RYAN BUILDING

745 Craig Road • Creve Coeur, MO 63141



## Property Description

- FREE surface parking (4.7 spaces per 1,000 SF)
- FREE after-hour HVAC 24/7/365
- FREE on-site conference training facility
- Close proximity to several shopping, banking & restaurants
- Excellent access to Highway 270/170/I-64
- Aggressive on-site ownership
- Excellent investment opportunity for owner/user

## Snapshot

Building Type	Office
Year Built	1974
Year Renovated	1987
Building Square Feet	21,694 +/- SF
Asking Price	\$2,125,000
Asking Cap Rate	8%
Asking Lease Rate	\$16.75
Available Space	1,427 SF

## Financial Summary

Current Income:	\$340,004.00
<u>Current Operating Expenses:</u>	<u>\$169,707.00</u>
Net Operating Income:	\$170,297.04

## Contact:

**Kevin B. Shapiro**

Email [Kevin@L3Corp.net](mailto:Kevin@L3Corp.net) . Office (314)469-7400 ext. 306 . Cell (314)283-4691

L<sup>3</sup> Corporation . 12655 Olive Blvd., Suite 220 . St. Louis, MO 63141-6362

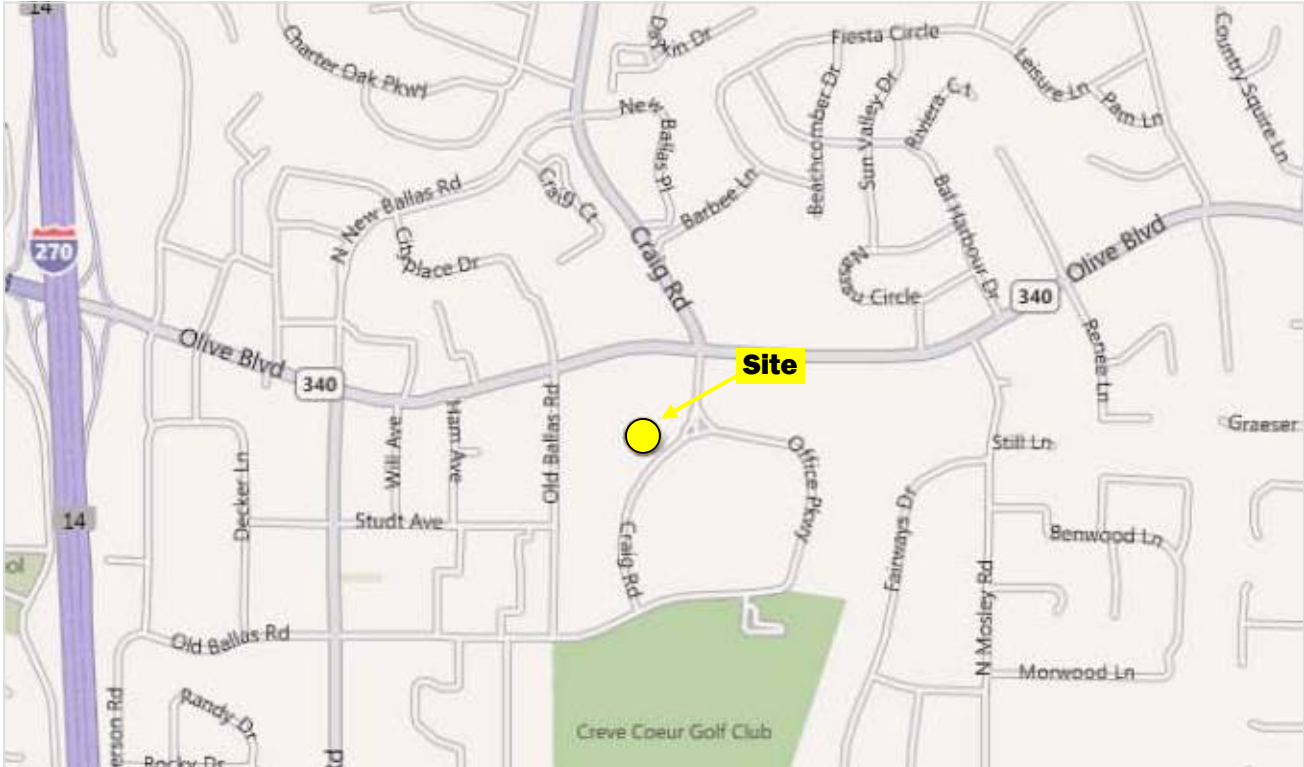


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### Aerial



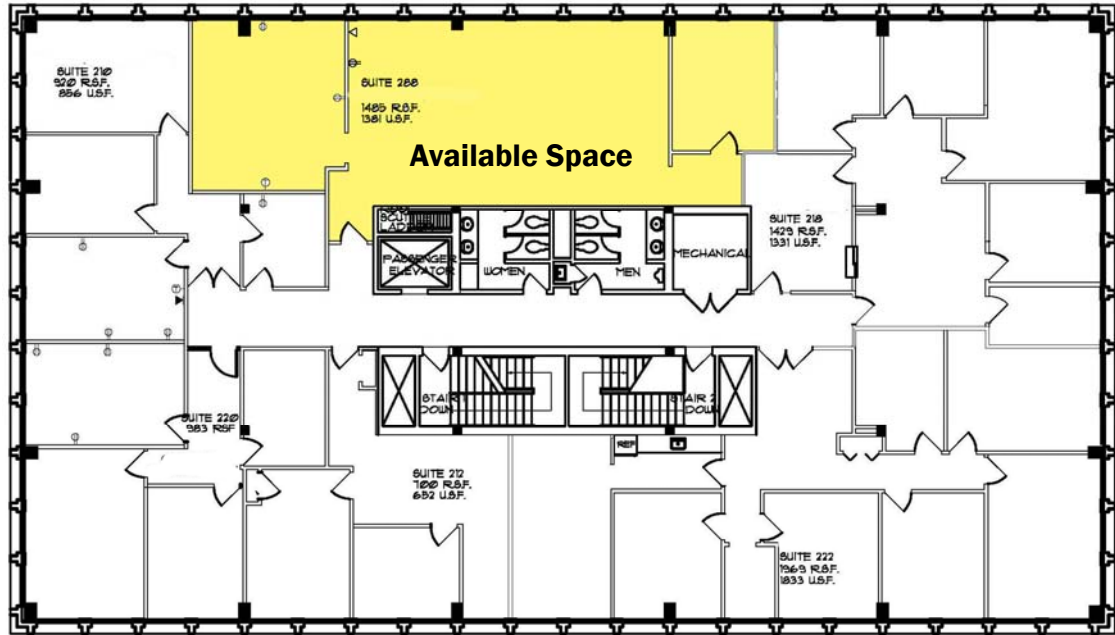
### Map



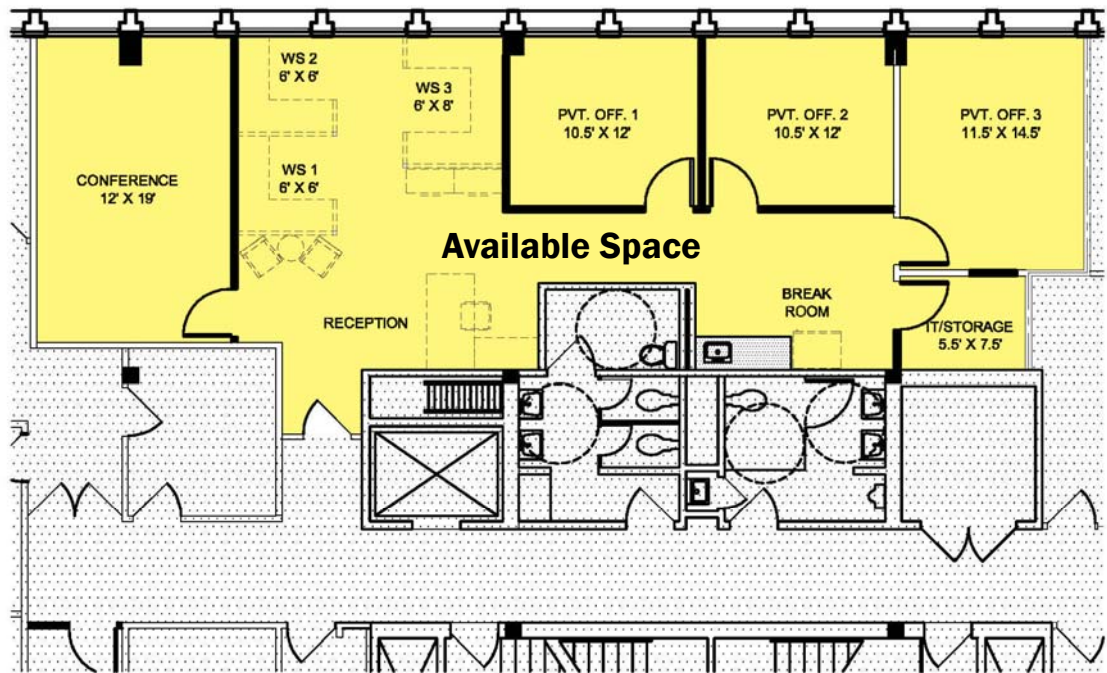
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**Floor 2**

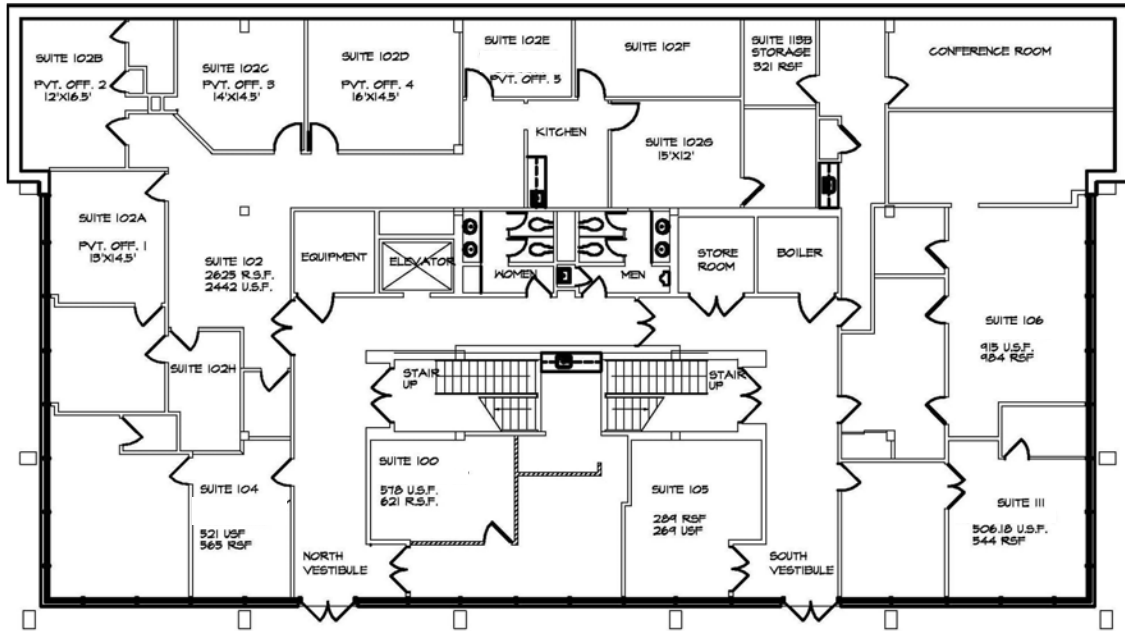


**Suite 288**



**FLOOR PLAN - SUITE 288 - 1427 RSF**  
1/8"=1'-0"

**Floor 1**



**Floor 3**

