

**FOR SALE: \$2,170,000  
OR FOR LEASE - \$20.50 NNN  
11102 LINDBERGH BUSINESS CT.  
ST. LOUIS, MO 63123**



- ❖ **CURRENT NOI: \$159,971.28 [rent from ANNN lease]**
- ❖ **LEASED TO BJC BEHAVIORAL HEALTH THROUGH Sept. 15, 2026**
- ❖ **11,357 SF FIRST FLOOR OFFICE SPACE WITH WALKOUT BASEMENT FOR STORAGE OR OTHER USEAGE – ACCESS FROM OUTSIDE OR THROUTH BLDG. LOCATED ON 1.33 ACRES**
- ❖ **RENOVATED IN 2015 AND 2017 – NEW ROOF IN 2023**
- ❖ **IDEAL OWNER USER OPPORTUNITY WITH CURRENT INCOME STREAM FROM ANNN LEASE WITH BJC OR RETENANT AT MARKET RENTS - 1031 INVESTMENT – VALUE ADD OPPORTUNITIES**
- ❖ **Please do not disturb current occupant.**



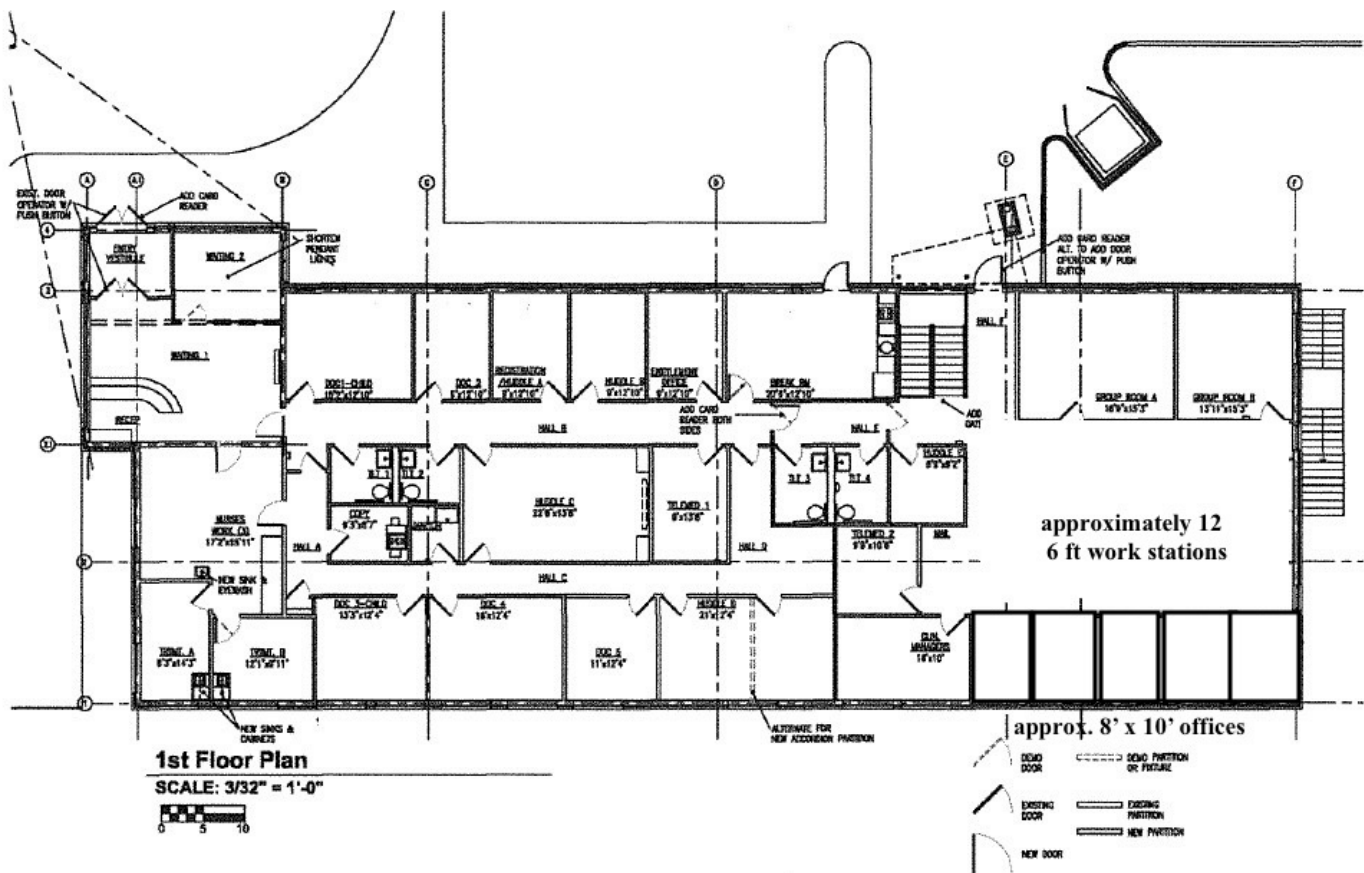
**For Information Contact:** Lynn Richter – Designated Broker  
richter.cresllc@gmail.com – 314-610-5027  
Commercial Real Estate Solutions, LLC

The information reflected herein is obtained from sources deemed reliable, however it is not warranted nor guaranteed by Broker, and is subject to errors, omissions, change and withdrawal at any time without notice. Parties interested in the commercial real estate market should conduct their own independent investigation and consult a commercial real estate broker.

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FIRST FLOOR PLAN – APPROX. 11,357 SF

Stairs to lower level used as storage, not included in bldg. SF



HealthCare

11102 LINDBERGH BUSINESS COURT, GREEN PARK, MO 63103  
BJC Behavioral Health South County

Architect: [Signature]  
A000.1

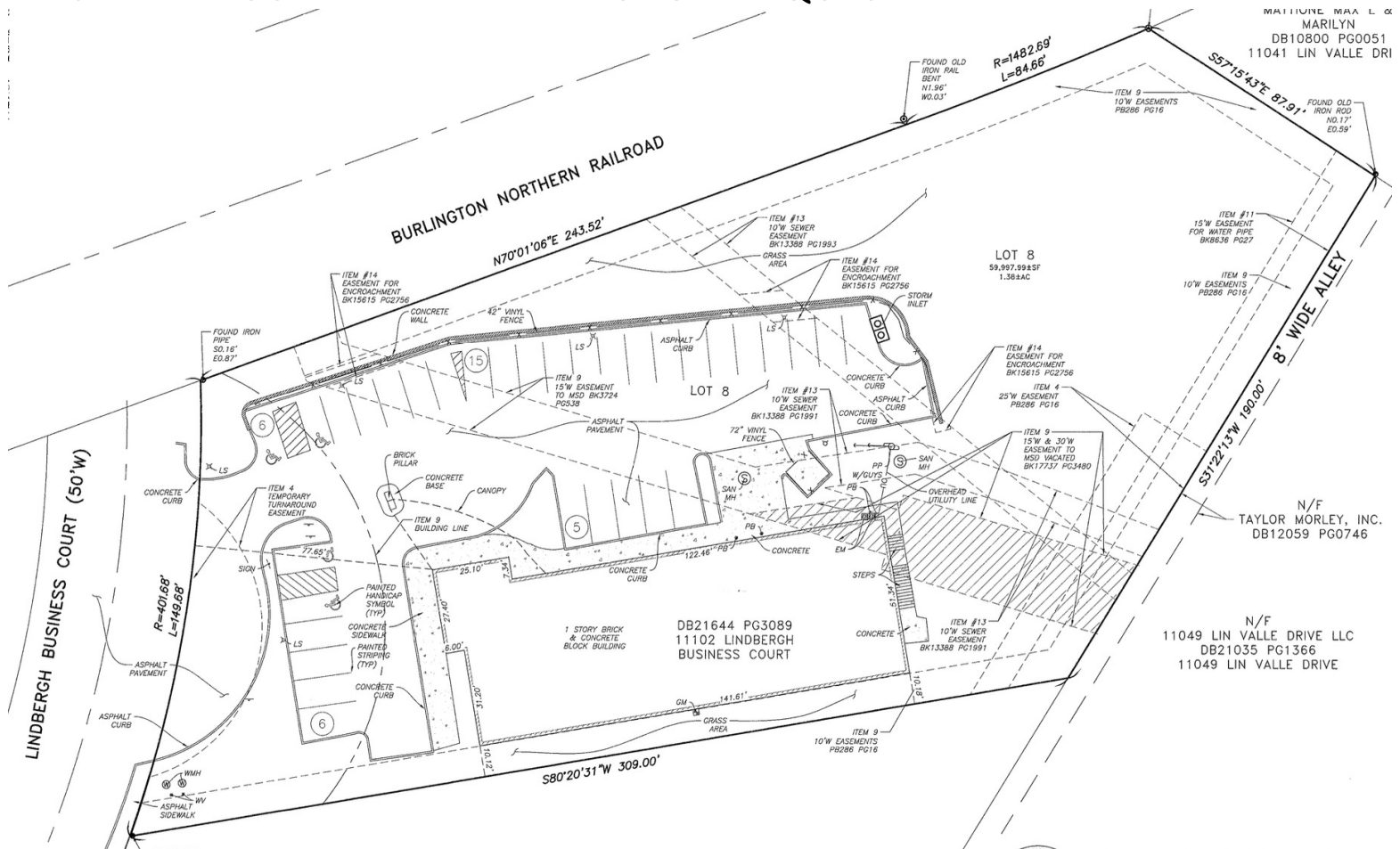


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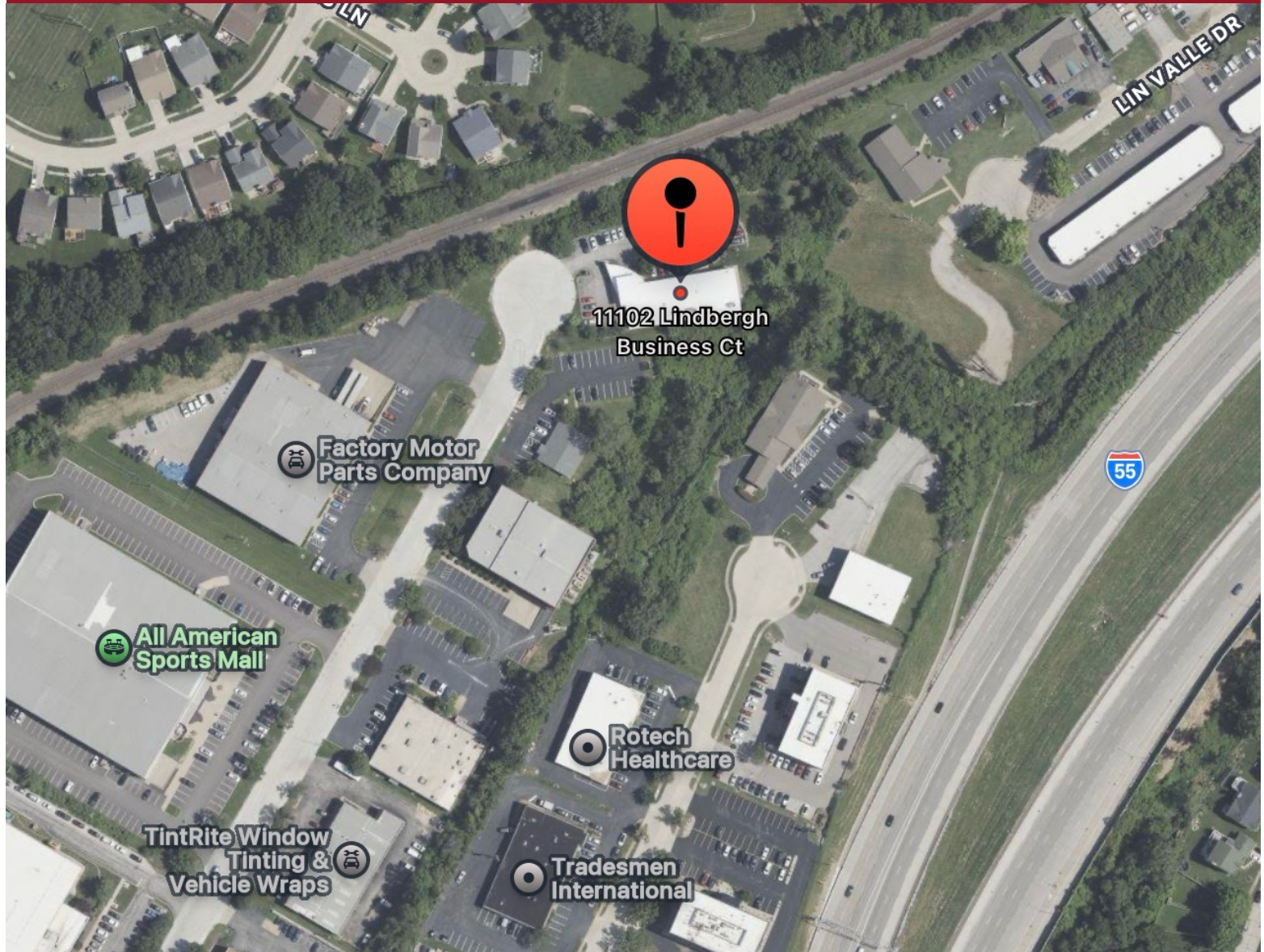
FULL ALTA SURVEY AVAILABLE UPON REQUEST



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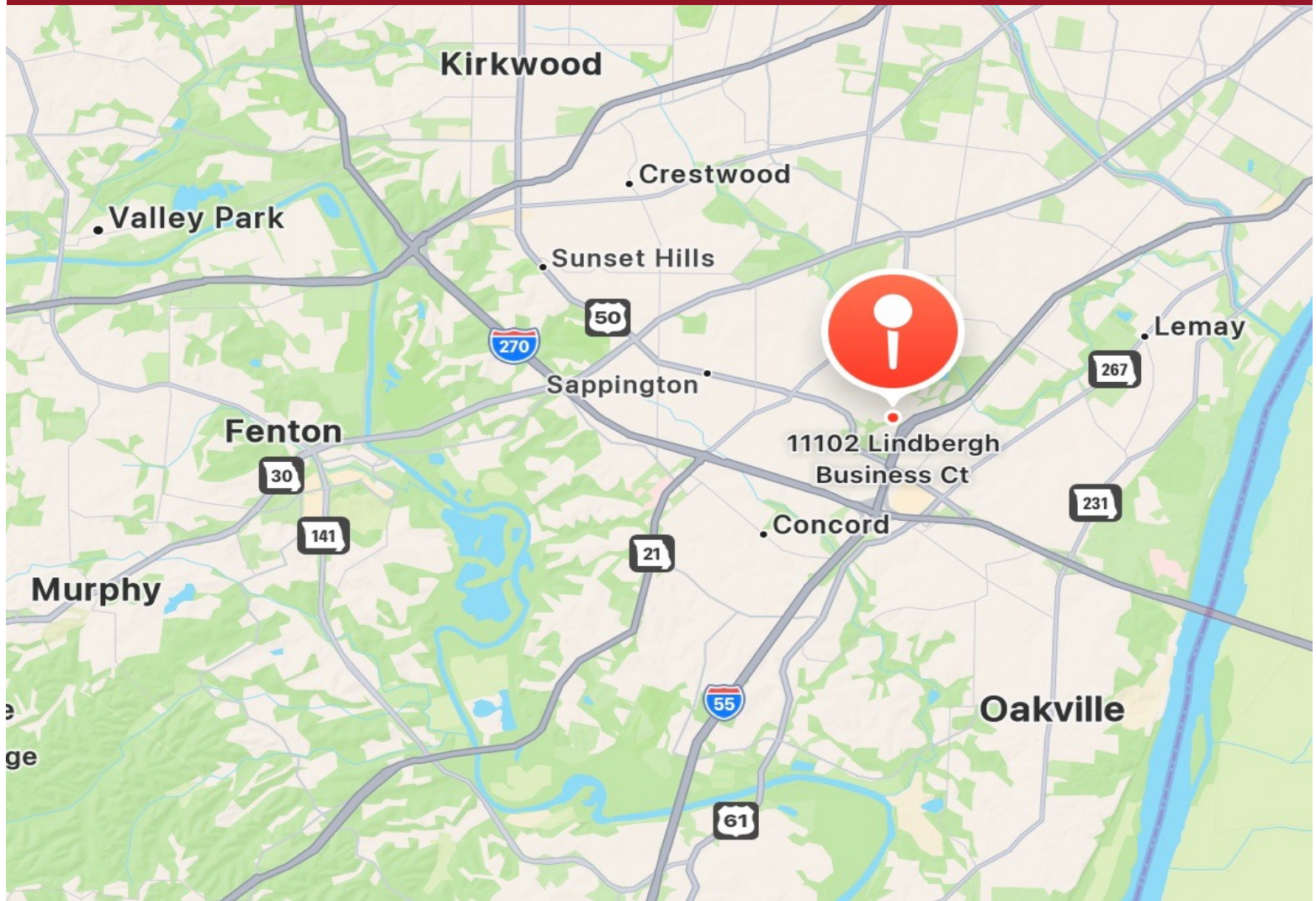
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