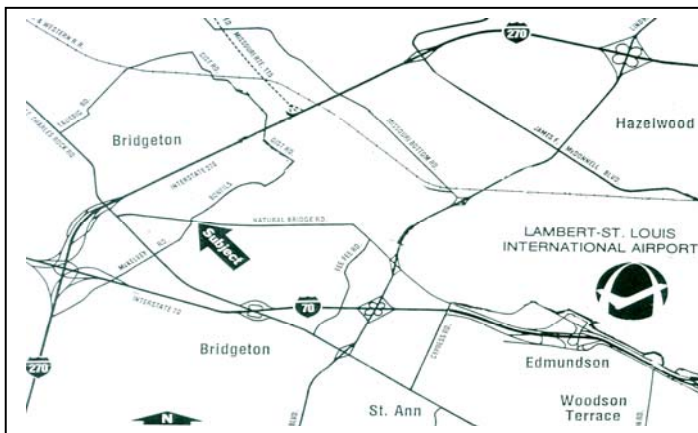


# FOR SALE OR LEASE

## “RENOVATED MULTI-TENANT OFFICE CENTER IDEAL OWNER/OCCUPIED INVESTMENT”



**WILLIAMSBURG OFFICE CENTER / 24,319 SQ. FT. BUILDING ON 3.05 ACRES  
12154-12190 NATURAL BRIDGE ROAD, BRIDGETON, MO 63044**



- **BUILDING AND SUITE AVAILABILITY:**
  - ★ Office Suites From 1,352 To 7,000 Sq. Ft.
  - ★ Complex Refurbished in 2003-2004 With New Façade – New Landscaping – New HVAC – New Parking Lot.
  
- **LOCATION AND ACCESS:**
  - ★ Surrounded by Three Major Interstates – I-270, I-70 and I-170.
  - ★ One (1) Mile East of I-270/St. Charles Rock Road Intersection.
  - ★ Easy Access to Lambert/St. Louis International Airport.
  
- **ABUNDANT PARKING:**
  - ★ 164+ Vehicle Parking Lot.
  - ★ Room for Possible Building Expansion.

■ **SALE PRICE: \$1,995,000.00 (\$82.03 Per Sq. Ft.)**

■ **LEASE PRICE: \$12.00 Per Square. Foot, Modified Gross**

**CONTACT: Frank L. Yocum**



**HILLIKER CORPORATION**

**2001 SOUTH HANLEY ROAD  
SUITE 300 • ST. LOUIS, MO 63144**

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