

FOR SALE: PARAQUAD CENTER

Multi-Tenant Office/ Service Center Building

Forest Park

Science Center

64

HILLIKER

CORPORATION



5200-5240 Oakland Ave. St. Louis, MO 63110

- 119,568 Total Square Feet
- Mix Of Offices, Retail & Service Center Spaces
- 7 Total Existing Tenants:
 - Paraquad, Inc.
 - Civil Design Engineers, Inc.
 - Washington University
 - Modern Brewery
 - Ten by Three
 - St. Louis Behavioral Medicine Institute
 - Therapeutic Specialties
- 1 Vacancy (10,252 Sq.Ft. Office)
- Well Maintained Property
- Exceptional I-64 Frontage and Exposure
- Across From Forest Park and Adjacent to St. Louis Community College, Highlands at Forest Park, St. Louis Science Center, and SLUH
- 4.68 Acre Site
- Est. NOI: \$788,000.00

For Sale: \$10,450,000.00
(\$87.40/Sq.Ft.)
7.5% CAP Rate

Contact:
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(Rent Roll & Income/Expenses Upon Request)



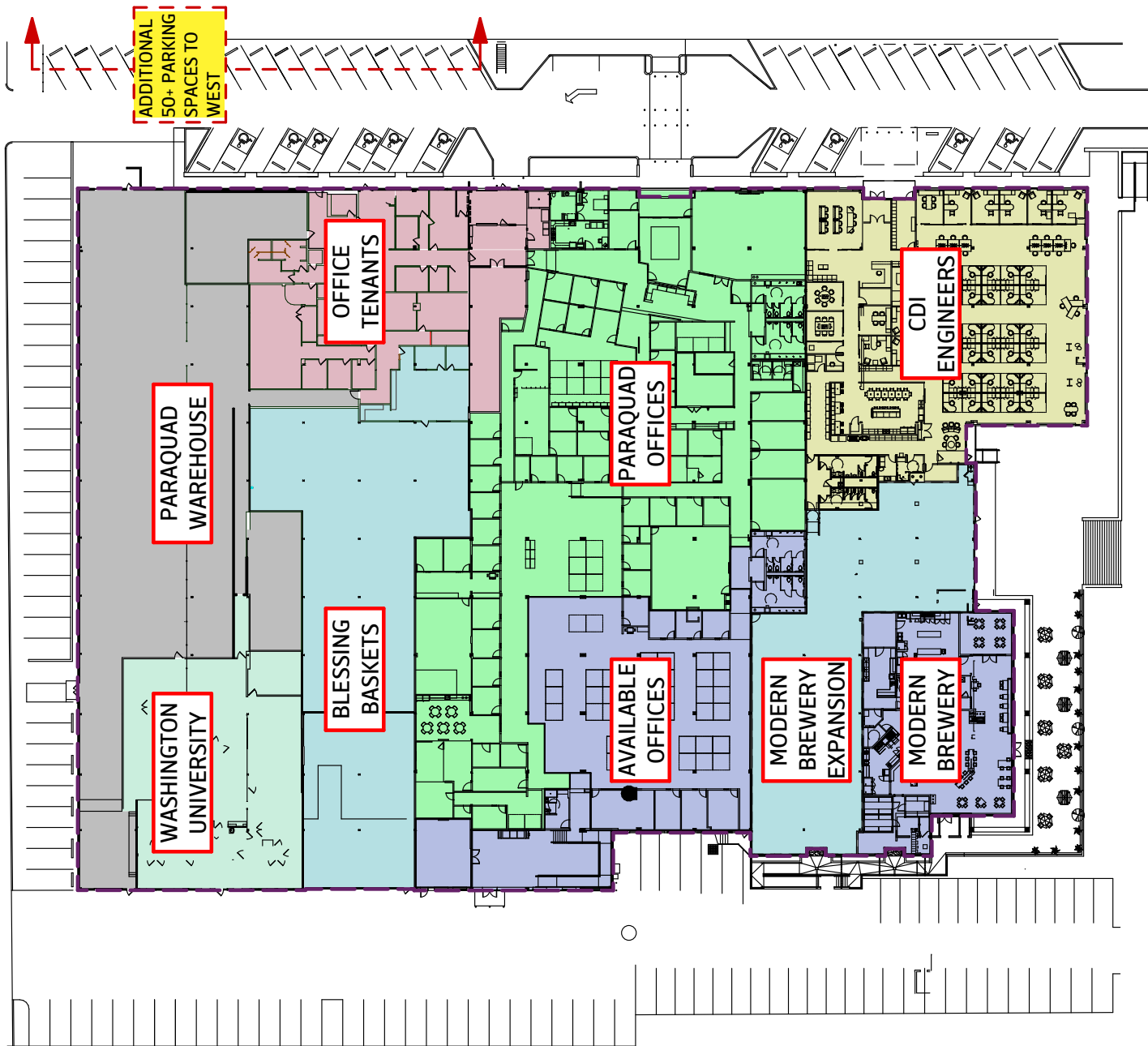
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BERTHOLD AVE

PARAQUID WAREHOUSE

WASHINGTON UNIVERSITY

BLESSING BASKETS

OFFICE TENANTS

AVAILABLE OFFICES

PARAQUID OFFICES

MODERN BREWERY EXPANSION

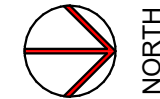
MODERN BREWERY

CDI ENGINEERS

ADDITIONAL 50+ PARKING SPACES TO WEST

OAKLAND AVE

OUTLINE OF BUILDING 119,568 SF



NORTH

TENANT PLAN
 Paraquid Building
 5240 Oakland Ave
 St. Louis, MO 63110

Space available may be reconfigured after public egress for all tenants is confirmed per applicable codes.



MACKEY MITCHELL ARCHITECTS

MMA #19330.00

May 24, 2023



314-781-0001
 Individual Memberships in the Society of industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representations is made to environmental or other conditions of property. We recommend purchaser investigate fully.