

25,197 SF FOR SALE OR LEASE
CLASS B FREE-STANDING 2-STORY OFFICE BUILDING
100% Renovated Plug & Play Opportunity

1520 S. Second Street
St. Louis, MO 63104

BLOCK

HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

1520 S. SECOND STREET

ST. LOUIS, MO 63104

PROPERTY SPECS

BRAND NEW ROOF

115 Mil EPDM Carlisle Roof
20-year Transferable Warranty
Installed 11/2025
Warranty Expires 2045



HVAC



Two (2) Brand New 40-Ton HVAC Roof Top Units
Brand New HVAC Boxes & Valve Controls Throughout
Delta Controls
Brand New Bosch High Efficiency System:
Boiler, Condensers & Pumps



PARKING

120 Striped Spaces
(expandable by an
additional 20 spaces)

CONNECTIVITY



All New CAT6 Fiber Throughout
Spectrum Fiber
AT & T Business Fiber



POWER

480V/4,800 Amps/3-Phase

LIGHTING

All new LED lights throughout
with motion sensors



UPDATES

All New Window Seals
All New Carpet And Paint Throughout

FURNITURE & CUBES

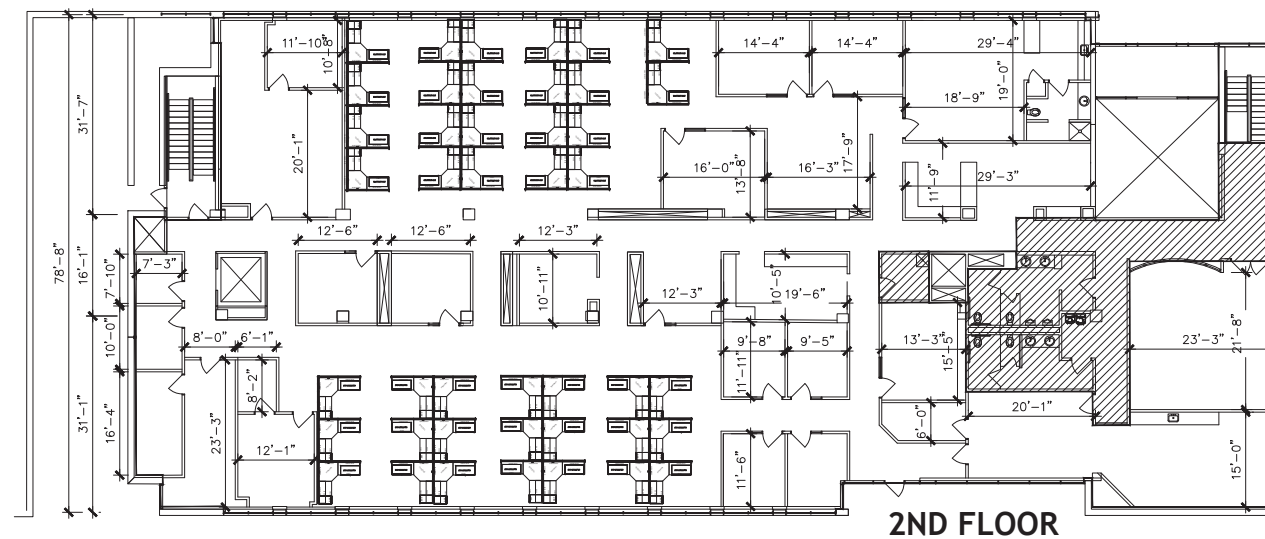
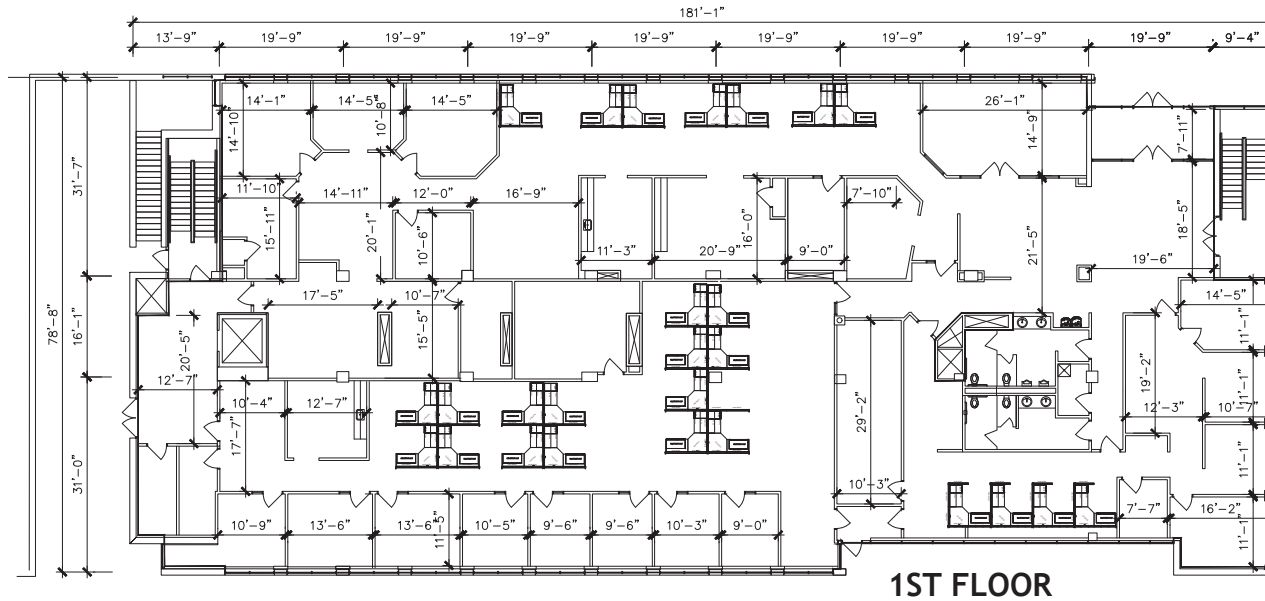


Most rooms have furniture, including conference rooms
1st Floor - 27 brand new 6'x6' cubes wired and electrified
2nd Floor - 43 brand new 6'x6' cubes wired and electrified

SECURITY

JCI Security & Fire Monitoring
Cameras, Access Key Cards
HVAC, Lighting & Door Locks can be remotely operated
Rear Parking Lot Automatic Gate





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JEFF HAWLEY

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TOBY MARTIN

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LEASE RATE: \$15.50/SF NNN

SALE PRICE: \$3,500,000.00 (138.91/SF)



A BLOCK REAL ESTATE SERVICES AFFILIATE



CONTACT INFORMATION

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