

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

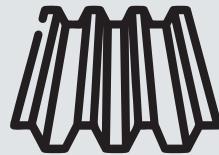
# 1520 S. SECOND STREET

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

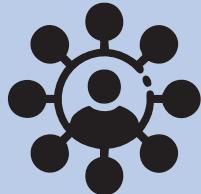


Two (2) Brand New 40-Ton HVAC Roof Top Units  
Brand New HVAC Boxes & Valve Controls Throughout  
Delta Controls  
Brand New Bosch High Efficiency System:  
Boiler, Condensers & Pumps



**PARKING** 120 Striped Spaces  
(expandable by an additional 20 spaces)

## CONNECTIVITY



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



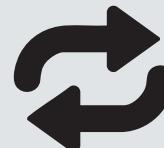
## POWER

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

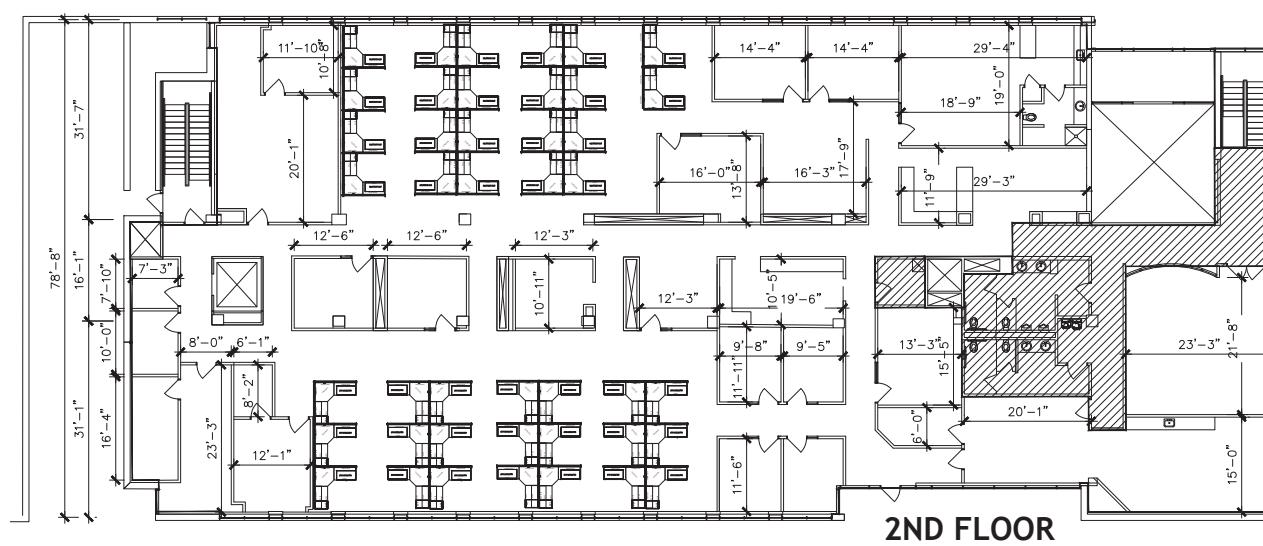
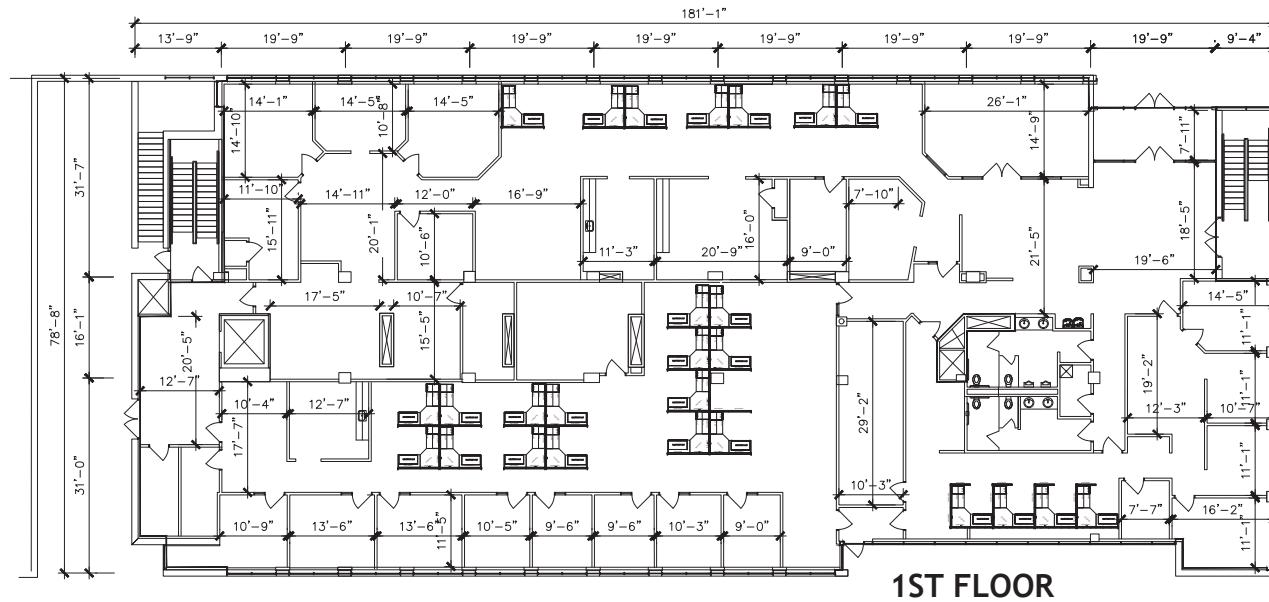
2nd Floor - 43 brand new 6'x6' cubes wired and electrified

## 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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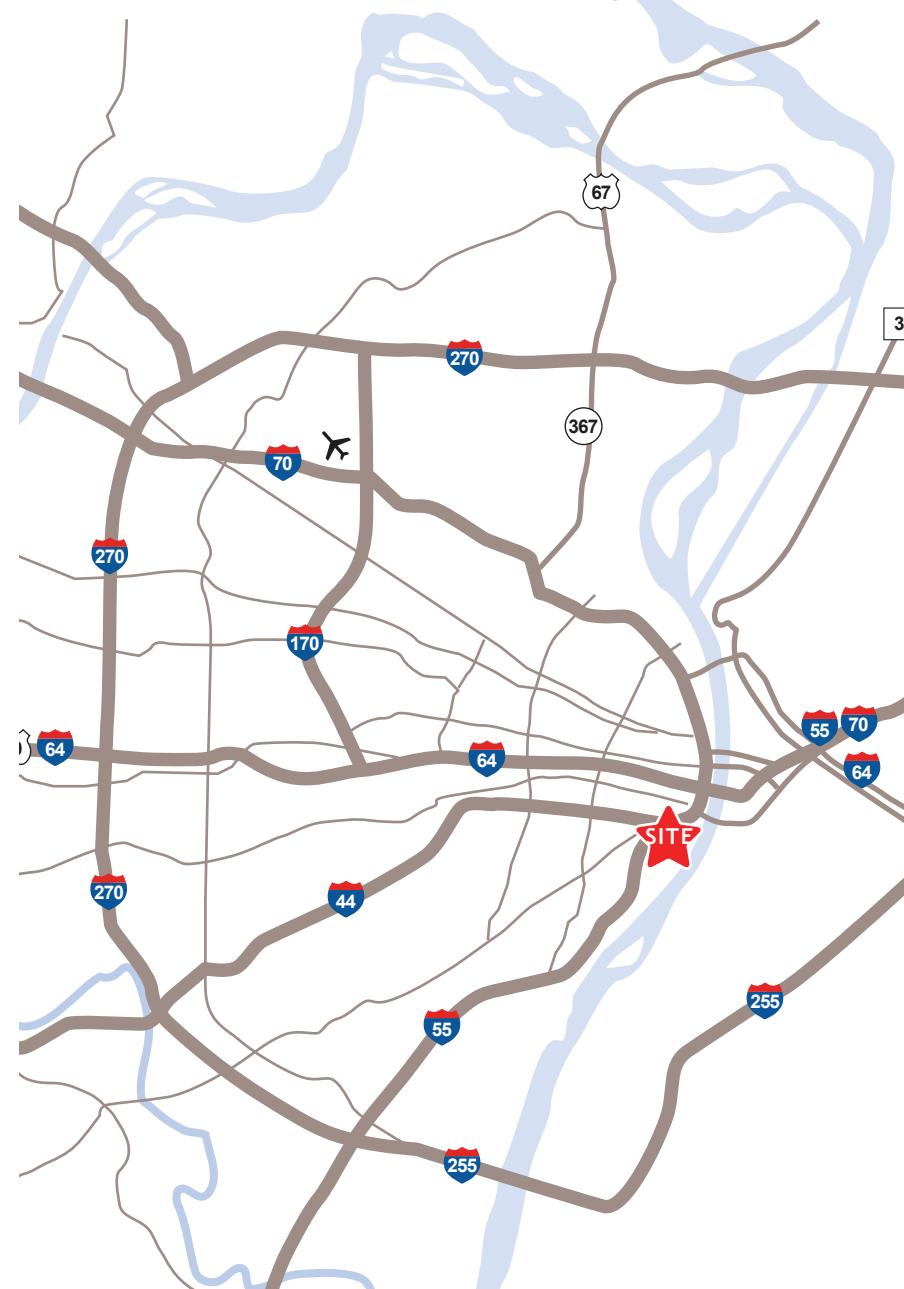
**LEASE RATE: \$15.50/SF NNN**

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



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## CONTACT INFORMATION



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