



SmartEquity

Commercial Real Estate and Property Management



FOR SALE

Bank of America Bldg

4625 Lindell Blvd, St. Louis, MO 63108

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INVESTMENT HIGHLIGHTS

SmartEquity is pleased to present The Bank of America building in the heart of the Central West End. The facility is a 71,652 SF, five-story office property built in 1971 and last renovated in 2018. The property is 71% leased with an average weighted lease term of 5.5 years. The property offers new ownership significant value-added potential in one of the region's most sought-after communities.



This rare opportunity to purchase a Class B office property on 1.03 acres with a diverse tenant roster providing stability of \$708,203 in NOI with the projected \$101,880 increase in parking revenue for 2024.



It was last renovated in 2018. Recent improvements include a new garage gate, new flash gate parking technology, tuckpointing, and exterior lighting.



15.2% population increase from 2010 - 2020, with 31 development projects planned or under construction nearby.

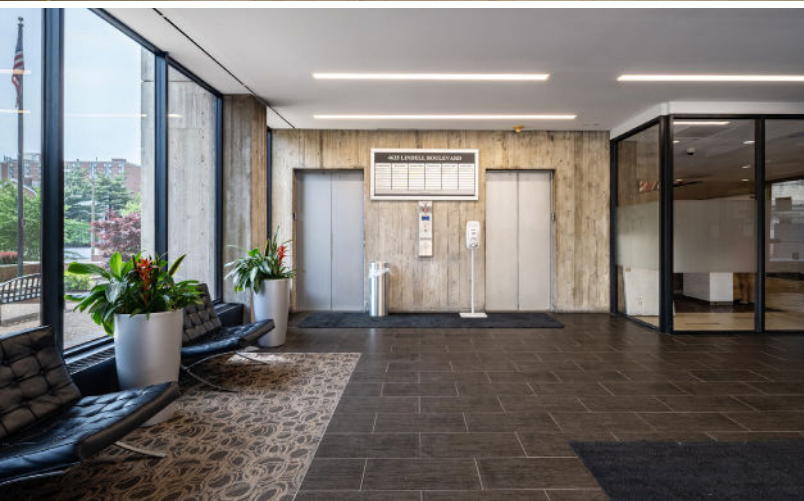
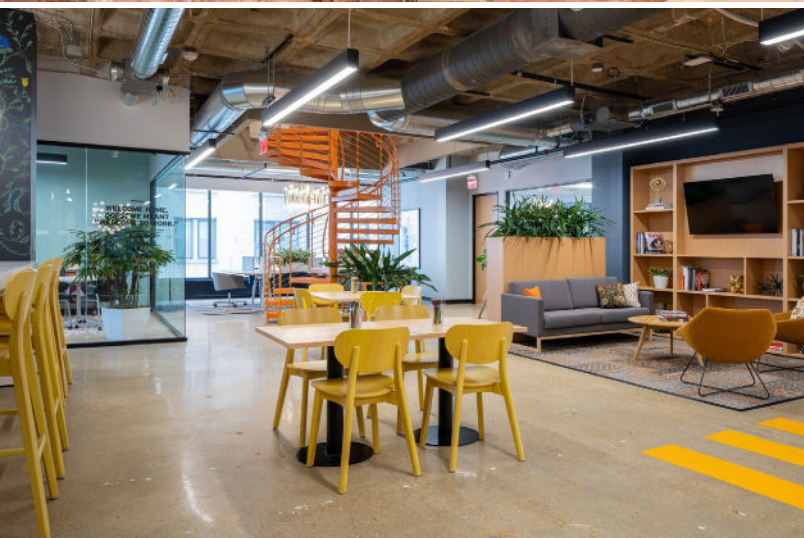
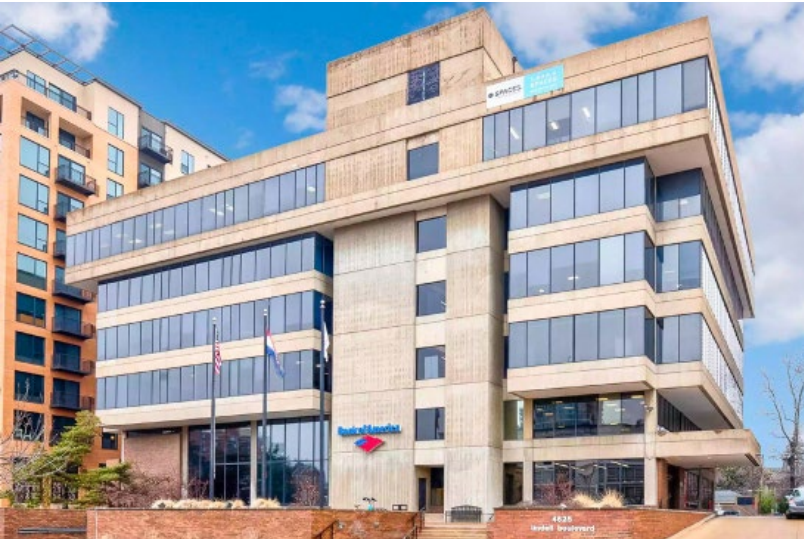


Walkers Paradise score of 88, the site provides walkability to authentic world-class experience to Eat, Live, Shop, and Work in one of America's top ten neighborhoods as awarded by the American Planning Association.



The site spans from Lindell Blvd to Euclid Ave, making the site very accessible adding to the 1.03-acre profile.

EXECUTIVE SUMMARY



4625 LINDELL, ST. LOUIS, MO

Address

CLASS B OFFICE

Property Type

71,652 SF

Building Size

44,867

Land SF

71%

% Leased

5

Stories

1972/2018

Year Built/Renovated

COVERED/200

Parking Type/Spaces

MASONRY

Construction

VERY WALKABLE (88)

Walk Score

**BANK OF AMERICA,
SPACES, BR+A & KUBIK DENTAL**

Tenants

\$8,850,000

Price

INVESTMENT ANALYSIS

INCOME DETAIL

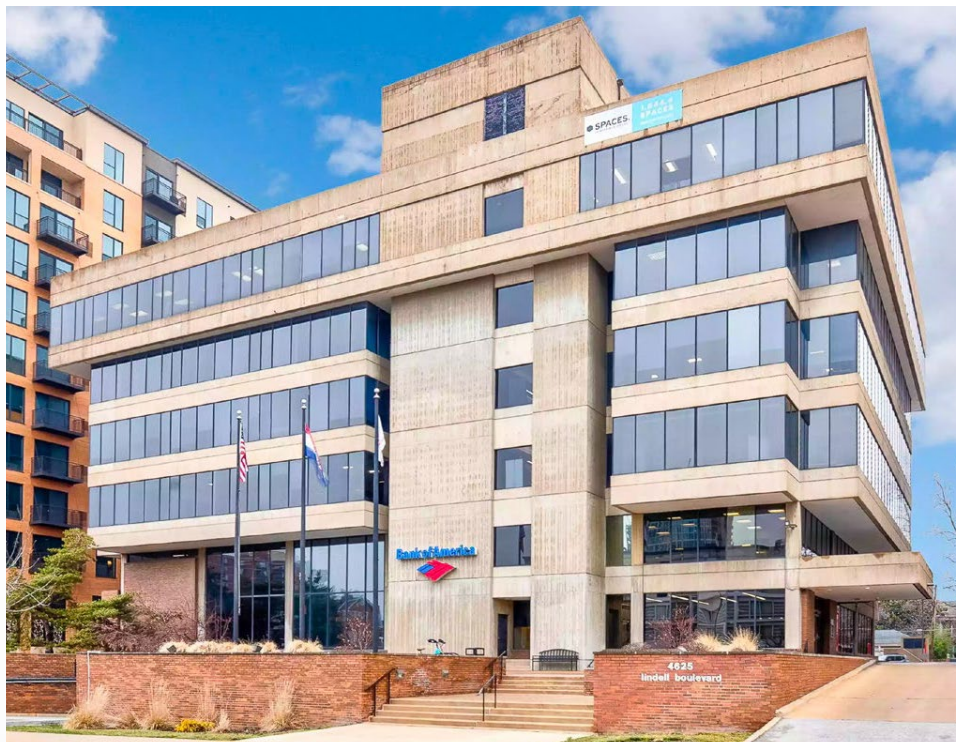
Total Rents	\$1,202,306
+ CAM	\$102,157
+ Parking Income	\$101,880*
TOTAL OTHER INCOME	\$204,037
GROSS OPERATING INCOME	\$1,406,343

EXPENSE DETAIL

Real Estate Taxes	\$167,163
Insurance	\$33,202
Management	\$55,414
Repairs And Maintenance	\$276,498
Utilities	\$165,863
TOTAL OPERATING EXPENSES	\$698,140

NET OPERATING INCOME

\$708,203



DISCLAIMER: *Including the 2024 budgeted parking revenue. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor SmartEquity, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

SALES COMPARABLES

1 1699 S Hanley Rd - Hanley Corporation

SOLD

Brentwood, MO 63144

Sale Date **Feb 28, 2022**
 Sale Price **\$3,550,000**
 Price/SF **\$72.98**
 Parcels **20K-32-0681**
 Comp ID **5901815**
 Comp Status **Research Complete**

St. Louis
 Type **2 Star Office**
 Year Built **1987**
 RBA **48,646 SF**
 Land Acres **1.55 AC**
 Land SF **67,518 SF**
 Zoning **G**
 Sale Condition **Investment Triple Net**



2 1228-1236 Washington Ave - Rudman on the Park

SOLD

Saint Louis, MO 63103

Sale Date **Jan 17, 2023**
 Sale Price **\$4,612,500**
 Price/SF **\$109.43**
 Parcels **0835-00-0010-7**
 Comp ID **6286092**
 Comp Status **Research Complete**

St. Louis City
 Type **3 Star Office**
 Year Built **1901; Renov 2002**
 RBA **42,150 SF**
 Land Acres **0.36 AC**
 Land SF **15,682 SF**
 Zoning **I, Saint Louis**
 Sale Condition **Auction Sale**



3 11475-11477 Olde Cabin Rd - Golfview Executive

SOLD

Creve Coeur, MO 63141

Sale Date **Oct 18, 2022**
 Sale Price **\$7,750,000**
 Price/SF **\$92.24**
 Parcels **17N-13-0551**
 Comp ID **6201517**
 Comp Status **Research Complete**

St. Louis
 Type **3 Star Office**
 Year Built **1976; Renov 2000**
 RBA **84,024 SF**
 Land Acres **4.13 AC**
 Land SF **179,903 SF**
 Zoning **PO**
 Sale Condition **1031 Exchange**



4 1850-1862 Borman Ct

SOLD

Saint Louis, MO 63146

Sale Date **Aug 24, 2022**
 Sale Price **\$3,300,000**
 Price/SF **\$79.73**
 Actual Cap Rate **8.00%**
 Parcels **15O-32-0681**
 Comp ID **6143094**
 Comp Status **Research Complete**

St. Louis
 Type **2 Star Office**
 Year Built **1986**
 RBA **41,391 SF**
 Land Acres **3.00 AC**
 Land SF **130,680 SF**
 Zoning **M3**



5 425 N New Ballas Rd - Ballas Place

SOLD

Creve Coeur, MO 63141

Sale Date **Mar 22, 2022**
 Sale Price **\$13,395,760**
 Price/SF **\$146.47**
 Parcels **17O-31-0046**
 Comp ID **5930365**
 Comp Status **Research Complete**

St. Louis
 Type **3 Star Office**
 Year Built **1980; Renov 2020**
 RBA **78,252 SF**
 Land Acres **4.89 AC**
 Land SF **213,008 SF**
 Zoning **GC**
 Sale Condition **Bulk/Portfolio Sale**



6 10777 Sunset Office Dr - 10777 Building

SOLD

Sunset Hills, MO 63127

Sale Date **Mar 22, 2022**
 Sale Price **\$9,458,960**
 Price/SF **\$146.47**
 Parcels **25M-13-0580**
 Comp ID **5930365**
 Comp Status **Research Complete**

St. Louis
 Type **3 Star Office**
 Year Built **1978; Renov 2020**
 RBA **58,293 SF**
 Land Acres **3.19 AC**
 Land SF **138,956 SF**
 Zoning **101PD-BC**
 Sale Condition **Bulk/Portfolio Sale**





THE NEIGHBORHOOD



1.89
SQUARE MILES



16,670
TOTAL POPULATION



8,494
TOTAL HOUSEHOLDS

Located west of downtown St. Louis, the Central West End or “The CWE,” as locals often call it, comprises 112 city blocks nestled between St. Louis’s crown jewel Forest Park (a 2013 APA Great Public Space) and the St. Louis University campus. Situated in the flourishing Central Corridor in St. Louis’ Central West End neighborhood, offers an authentic world-class experience to Eat, Live, Shop, and Work in one of America’s top ten neighborhoods as awarded by the American Planning Association.

Nearby are the Washington University School of Medicine, the BJC Healthcare campus, the St. Louis College of Pharmacy, the Cathedral Basilica of Saint Louis, the World Chess Hall of Fame and the Cortex district, a 200-acre urban hub of innovation and entrepreneurship located in St. Louis, Missouri.



The CWE is a neighborhood designed for the pedestrian with its array of sidewalk cafes, boutiques, historic streetscapes, and even the World Chess Hall of Fame. Locals and tourists alike flock to the neighborhood’s mixed-use district along Euclid Avenue. Iconic griffin-adorned lamp posts, tree-lined sidewalks, and a dense clustering of statues and other public art add to the CWE’s pedestrian-scaled amenities and attractions.



American Planning Association

MAP





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