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# Commercial Luncheon and Property Information Exchange

Coordinated by the St. Charles County Association of REALTORS® -  
**Commercial Division**

# Meridian Land Surveying

636.939.2900

Bill DeBord, Principal

www.MeridianLandSurveying.com

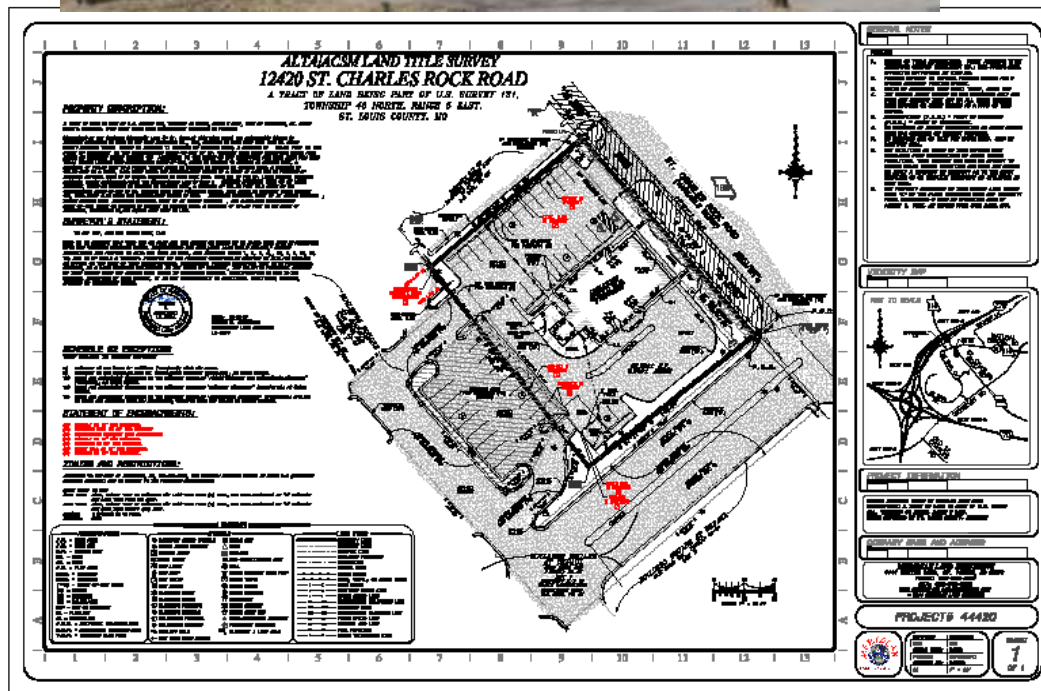


***Come Visit Us At:***

4141 Mexico Rd

St. Peters, MO 63376

Providing surveying services to the greater metro area since 2002. Over 25,000 projects and **Zero survey error claims.**



## ***Services offered:***

ALTA surveys

Boundary surveys

Subdivision plats

Topographic surveys

Adjustment plats

Lot splits

Elevation certificates

Construction staking



**Pat Sobelman**

**636-578-1871**

Prudential Select Properties

PatSobelman.com



Property Type: Land

For SALE

**\$1,089,000**

5 Acres -- Includes home  
& outbuilding

*2903 Mexico Road  
O'Fallon, MO 63366*

MLS# 11041948

Suitable for commercial  
development, i.e. storage  
units, church, hotel,  
service center; close to  
intersection of Lake St.  
Louis Blvd & Mexico Road.

**Kim S. York**  
**636-946-0761**  
Corporate Group, Inc.  
www.corporategrp.com



Professional Office Space

For Lease

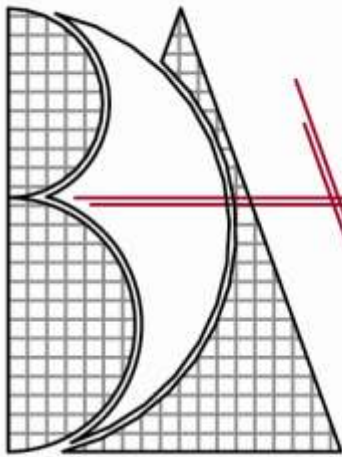
\$ Call Agent



WELDON SPRING  
PROFESSIONAL CENTER I  
& II

*5933 Highway 94 South*  
*500 Huber Park Court*  
*Weldon Spring, Missouri*





## **BLISS DESIGN ASSOCIATES**

William H. Bliss, d/b/a  
11 Charlemagne Court  
Lake St. Louis, MO 63367  
Ph: (636) 561-0085 • Fax: (636) 561-0086  
E-Mail: blissdesign@AOL.com

**WILLIAM (BILL) BLISS**  
**PRINCIPAL**

Full building interior design services for building owners  
real estate and property management professionals

- Tenant Programming
- Space Planning and Interior Design
- Construction Documentation for permit
- Permit drawings, Building Management tools, Marketing Plans  
Presentation materials, BOMA Calculations, White Box plans  
Square Footage management, Maintaining building graphic data base  
Preparing building backgrounds, “What if” studies

**Kim S. York**

**636-946-0761**

Corporate Group, Inc.

[www.corporategrp.com](http://www.corporategrp.com)



Professional Office Space

For Lease

500 – 1,250 sf Available  
on Upper Level

\$ Call Agent



**CROSSROADS**

**PROFESSIONAL BUILDING**

*801 South Woodlawn  
O'Fallon, Missouri*

**Greg Dyer**

**636-459-8513**

Prudential Alliance Realtors

GregSellsMore.com



Acreage/Land

Sale

**\$818,100**

Priced at \$1800/ac

454.5 +/- Acres

200 +/- acres is pasture

254 +/- acres is wooded

MLS #11042037

*Located in Northeast  
Wayne County, MO 63944*

Natural stream runs thru  
land.

Possible government crop  
and timber programs  
available.

**Joe Freeman**

**636-946-0761**

Corporate Group, Inc.  
www.corporategrp.com



Office/Retail

For Sale

**\$195,000**

3,600 sf Two-Story Brick



*1700 W Randolph Street  
St. Charles, MO 63301*

MLS #12002243

**TONY GAGLIANO**

**636-359-2537**

THOMAS REALTY GROUP, LLC



BRUNE BUSINESS PARK

1.20 ACRES

4.23 ACRES

14.29 ACRES

15-30 VILLA LOTS

CITY UTILITIES

WARRENTON CITY LIMITS

*SOUTH HIGHWAY 47,  
WARRENTON, MO*



St. Charles County Association of Realtors® Commercial Division

**Greg Dyer**

**636-459-8513**

Prudential Alliance Realtors

GregSellsMore.com



Retail Center

Lease

**\$12/square foot NNN**

2160 Sq Ft Available Prefer

3 year lease

Two bathrooms

*715 Sonderen Street*

*O'Fallon, MO 63366*

Located behind Ethyl's  
Smokehouse

MLS# 11042044

**Tony Gagliano**

**314-298-1234**

Thomas Realty Group, LLC

[www.thomrealty.com](http://www.thomrealty.com)



FORMER FAIRWAY FORD  
DEALERSHIP

10,000 SQ FT BUILDING

5 ACRES

I-70 FRONTAGE

DRIVE IN DOORS

OFFICE /SERVICE AREA

FOR LEASE OR SALE

*ARMORY ROAD*

*WARRENTON, MO*



**Pat Sobelman**

**636-578-1871**

Prudential Select Properties

PatSobelman.com



Retail/Office

For LEASE

**\$9 SQ FT**

Sq Ft Avail. – 3,195



*10 Richmond Center Ct.  
A & B*

*St. Peters, MO 63376*

Freestanding -- 8 Offices

MLS 11052175

Close to Hwy 70; Parking for 22 vehicles; Can be divided into two separate offices; 2 private front entrances; Lots of windows; 1,820 sq ft and 1,395 sq ft spaces.

**Tony Gagliano**

**636-359-2537**

Thomas Realty Group, LLC

[www.thomrealty.com](http://www.thomrealty.com)

**Mark Gietl**

**636-299-3714**

36,230 Sq. Ft. Retail Center

FOR LEASE

**PPSF - \$8.00 - \$10.00**

Sq Ft Available 1,000-6,300

SOON TO BE UNDER:

NEW OWNERSHIP

NEW MANAGEMENT

*1209-1269 Jungerman Road  
Saint Peters, MO 63376*



St. Charles County Association of Realtors® **Commercial Division**



**Denise O'Mara**

**636-946-0761**

Corporate Group, Inc.  
www.corporategrp.com



Retail

For Lease

\$ Call Agent

1,000-10,000 sf Available



TOWNE CENTRE AT  
WRIGHT CITY

*275 West North Service Rd  
Wright City, MO 63390*



Contact – Shari Nevels  
636-669-9111 office  
636-448-1293 cell



OFFICE/  
603-615 S Fifth Street – St.  
Charles

For Lease

Unit 607 – 1100 sf  
Unit 615 – 1400 sf

**Lease Rate - \$12.00/sf  
modified gross**

High traffic area close to  
hospital and Historic Main  
Street



**Tony Gagliano**  
**636-359-2537**  
**Thomas Realty Group, LLC**  
**www.thomrealty.com**

**WALMART ANCHORED  
POWER CENTER  
SHOPPES AT HAWK RIDGE  
FOR LEASE**

**\$12 - \$15 PSF + NNN**

**BLDG B -1,300 -8,000 SF**  
**BLDG C-1,300-8,300 SF**  
**BLDG J -1,947 SF**  
**BLDG H – 1,750 SF (2)**  
**OUTLOTS AVAILABLE**

*LAKE SAINT LOUIS, MO*



Contact – Shari Nevels  
636-669-9111 office  
636-448-1293 cell



*OFFICE*  
*1514 CAULKS HILL*

For Sale  
Building – 1320 sf  
Land - .70 acres

**Sale Price -**  
**\$225,000.00**

Unincorporated St.  
Charles / C-2



**Denise O'Mara**

**636-946-0761**

Corporate Group, Inc.

[www.corporategrp.com](http://www.corporategrp.com)



Retail

For Lease

\$ Call Agent

1,320-2,640 sf Available



WESTWOOD CENTER

*810 O'Fallon Road*

*St. Charles, MO 63304*



**Contact – Shari Nevels**  
**636-669-9111 office**  
**636-448-1293 cell**



**OFFICE**

*1023 FIRST CAPITOL DR –  
St. Charles*

**For Sale**

**Building - 3100 sf office  
3 floors**

**Sale Price – Recently  
Reduced! \$372,000.00**

Beautifully finished interior  
office and fully wired with  
T1 line. Near Lindenwood  
University.



**Pat Sobelman**

**636-578-1871**

Prudential Select Properties

PatSobelman.com



Restaurant

For SALE OR LEASE

**\$990,000 OR \$14.88 SQ  
FT**

Sq Ft Avail. – 5,000

*7541 N. Lindbergh Blvd  
Hazelwood, MO 63042*

*Former Restaurant*

*MLS 11049689*

15 + years restaurant  
history; Less than ¼ mile  
from Hwy 270; space for  
150 patrons;  
equipment/fixtures  
included; 65+ parking  
spaces.

Contact – Shari Nevels  
636-669-9111 office  
636-448-1293 cell



OFFICE/RETAIL/  
WAREHOUSE

*703 N MAIN – O'Fallon*

For Sale or Lease

Building - 2262 sf of office  
3000 sf warehouse

Land – .40

**Sale Price - \$400,000.00**

Lease Rate - \$10/sq.ft.  
office, \$6.00/sq.ft.  
warehouse plus NNN



**Pat Sobelman**

**636-578-1871**

Prudential Select Properties

PatSobelman.com



Office Space

For SALE

**\$199,900**

Sq Ft Avail. – 1,488

*1053 So. Callahan Rd.  
Wentzville, MO 63385*

MLS# 11058387

Ideal location for small business, manufacturers rep, close expanding GM plant. Several offices and finished lower level. Ample parking & outside storage space in rear.

**Kim S. York**

**636-946-0761**

Corporate Group, Inc.

[www.corporategrp.com](http://www.corporategrp.com)



Professional Office/  
Medical Office

For Lease

234 - 2,400 sf available

\$ Call Agent

**Executive Parc 94**

*2440 Executive Drive*

*2451 Executive Drive*

*2460 Executive Drive*

*2480 Executive Drive*

*2500 South Old Hwy 94*

*2510 South Old Hwy 94*

*Hwy 94 at Hwy 364*

*St. Charles, MO 63303*



**Pat Sobelman**

**636-578-1871**

Prudential Select Properties

PatSobelman.com



Retail/Office

For SALE

**\$192,000**

Sq Ft Avail. – 3,704

*7004 N. Hanley Road  
Hazelwood, MO 63042*

8+ Offices

MLS 11039014

High traffic visibility; Close to Hwys I-170 & I-270; Parking for 12 vehicles; Numerous phone lines & computer hookups; Ideal for medical, insurance, manufacturers rep. etc.



**Mark Gietl**      **636-299-3714**  
Thomas Realty Group, LLC  
www.thomrealty.com



Shoppes at Hawk Ridge  
Anchors: Walmart, Lowes,  
Sports Authority

OUTLOTS AVAILABLE

1 Acre-2.61 Acres Outlots  
*I-64 & Hwy N*  
*Page Ave Extension*

Pop: 71,000—5 Mile  
Radius  
*41,000+ VPD*

Ground Lease/ Purchase



**Kim S. York**

**636-946-0761**

Corporate Group, Inc.

[www.corporategrp.com](http://www.corporategrp.com)



Class "A" Office Space

For Sublease

\$ Call Agent

900 – 2,178 Square Feet  
Available on First Floor

MIDWEST BANKCENTRE  
*2299 Technology Drive*  
*O'Fallon, Missouri*



Contact – Shari Nevels  
636-669-9111 office  
636-448-1293 cell



## INVESTMENT

*1272 Jungermann Road –  
St. Peters*

For Sale

4060 sf building, currently  
100% leased. Two floors

Possible owner/user  
opportunity.

Many upgrades to the  
interior build out.

**\$524,999.00**



# NEXT MEETING:



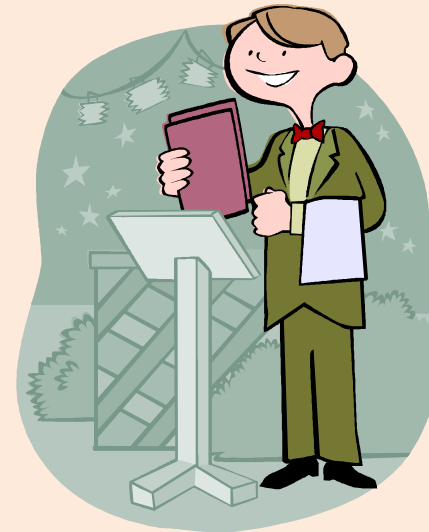
## Thursday, February 23

# Interested in Hosting/Sponsoring a Commercial Meeting?

**For info, contact**

**Jan Martinez**

**636-240-0833**



# COMING SOON . . .

## Commercial Property Email Blasts



On a rotating basis, each Commercial Division Member will have the opportunity to submit a listing that will be emailed to the membership once per week.

# Mark Your Calendar . . .

[ISCS - Webinar: Certification Study Series Feb. to April – 2/7](#)

[IREM Forecast Breakfast – 2/8](#)

[Commercial Board of Directors Meeting – 2/8](#)

[St. Charles EDC Seminar: Building Your Personal Brand – 2/9](#)

[Commercial CE Class: Power of Strategy – 2/10](#)

[Alliance Principles of Lean--Lean Your Office & Your Life – 2/10](#)

[IREM Education in February MNT 402 – Prop. Mngmt. – 2/13](#)

[USGBC StL: Economics of Sustainability – 2/13](#)



**IREM Education in Feb. - Fin 402 - Financial Tools – 2/15**

**ISCS - Certificate of Insurance for Real Estate Developers – 2/15**

**IREM Education in February - Fin 402 - Financial Tools – 2/16**

**Commercial Networking – 2/23**

**ISCS - Hispanic Markets Local Program Chicago – 2/23**

**Commercial CE Class: Phase 1 Environmental Site Assessments – 2/23**

**Commercial CE Class: Understanding Comm. Bldg. Inspect. – 2/23**



# Want to Join the Commercial Division?

- If you are a **REALTOR**<sup>®</sup>, you just need to join the St. Charles Co. Association of REALTORS<sup>®</sup> as a secondary member and pay only the prorated local dues (in January, that is \$196). Your broker does not need to join.
- The Commercial Division dues are prorated to \$25.
- Your total to join would be \$221.



- If you are in a related business (banker, inspector, architect, etc.) and would like to join the Commercial Division, you need to join the St. Charles Co. Association of REALTORS® as an **Affiliate Member** and pay the pro-rated local dues (in January, that is \$196) and the application fee of \$100.
- The Commercial Division dues are prorated at \$25.
- Your total to join would be \$321.

# Today's Sponsor – THANK YOU!



# 2011 SCCAR **Commercial Division** Board

- **President**  
Adam Glosier – ROI Realty Partners, Inc., 636.634.3661
- **President-Elect**  
Tony Gagliano, Thomas Realty Group, 314.298.1234
- **Treasurer**  
Shari Nevels – McKelvey Properties, 636.669-9111
- **Immediate Past President**  
Thomas E. Palitzsch - Thomas Realty Group, 314.298.1234
- **Directors**  
Judy Bateman – SCHNEIDER Real Estate, 636.946.5000  
Jan Martinez – Assured Title, 636.240.0388  
Dennis McCarter – Principal Realty Group, 636.825.0900  
Pat Sobleman – Prudential Select, 636.720.3000  
Jay Steinberg – Block Hawley, 636.534.2900

