Unrivaled Opportunity in Crestwood’s Premier Commercial Corridor

9109 Watson Road | St. Louis, MO 63126

NEAR GRANT’S FARM | MGMT OFFICE ON SITE | 50+ PARKING SPACES | HIGH-TRAFFIC VISIBILITY

Command prestige and visibility at 9109 Watson Road, a four-story corporate landmark on Historic Route 66 in Crestwood, Missouri. This sophisticated Class B property offers an elite, high-impact office environment ideal for forward-thinking enterprises and luxury headquarters in South St. Louis County.

Executive Summary

Delivering a distinguished Class B office environment, this sophisticated property offers an elite address for forward-thinking enterprises, institutional tenants, and luxury headquarters seeking a high-impact presence in South St. Louis County.

This opportunity is ideal for:

Prime Exposure

Minutes from the I-270 and I-44 interchange for unparalleled connectivity.

Prestigious Location

Exceptional visibility at this four-story corporate landmark on Historic Route 66.



Investment Highlights

- Directly off Watson Road. **Historic Route 66**
- **150+ feet of frontage**
- **65 Surface Parking Spaces**
- High daily traffic corridor with **strong visibility**
- Established trade area with **national retail anchors**
- Office suites available



Property Overview & Pricing

Property Details

Address	9109 Watson Rd Crestwood, MO
Building Size	17,000+
Lot Size	1.06 Acres
Year Built	1965
Zoning	69C-1
Parking	50+ Spaces
Frontage	153 FT on Watson Road
Property Type	Four Story - Class B Property
Occupancy	Occupied with suites available.

Pricing

$22

Price Per SF



Location Overview

Located along **Watson Road (Historic Route 66)**, this property benefits from:

- Strong commuter and neighborhood traffic
- Located just east of the I-270 and I-44 interchange
- Established commercial corridor with daily consumer flow
- Proximity to major retailers, financial institutions and Grant’s Farm

Nearby Anchors Include:

Schnucks	**Grant’s Farm**	**BMO Bank**
Bank of America	**Home Depot**	

This positioning supports consistent customer traffic and repeat business.

Demographics & Property Description

Demographics

$145K

Median HH Income

1-Mile radius

- Dense surrounding residential base
- Stable middle-income community
- Strong demand for high-tech companies

Ideal For:

- Service-based professionals
- Tech or Engineering Consultants
- Retail or Educational Services
- Established Corporate Headquarters

Property Description

high-impact office address in South St. Louis County for forward-thinking enterprises, institutional tenants, and luxury headquarters.

- Office Suites
- Retails Space

Lease Opportunities

Lease Highlights

Key benefits for tenants at 9109 Watson Rd:

- Competitive rate: $22 / SF
- Office suites & retail space available
- Flexible lease structures
- Fast occupancy timeline

Perfect for businesses looking for prime commercial space in Crestwood, MO.

Property Features

Prime 17,000+ SF Class B property offering:

- High-impact location on Watson Rd (Route 66)
- 50+ parking spaces for tenants & guests
- Established commercial corridor with high traffic
- Proximity to major anchors (Schnucks, Home Depot, BMO)

Ideal For:

- Service-based professionals
- Tech & engineering consultants
- Retail or educational services

Contact BJZ Real Estate Collective

BJZ Real Estate Collective

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Ready to Tour or Make an Offer?

Both sale and lease options are available. Contact us today to schedule a showing or request additional financial information.

Schedule a Showing

Request Info Package

Quick Reference

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Building Size: 17,000+ SF on 1.06 Acres
Rate: $22 / SF
Parking: 50+ Spaces
Frontage: 153 FT on Watson Road
Zoning: 69C-1
Occupancy: Occupied (Suites Available)