



**2547 SOUTH BIG BEND BLVD.**

**FOR LEASE**  
**MANOR**  
MARK CLARKSON  
314.647.6611  
www.manorrealty.com

SCAN HERE!



**MARK CLARKSON**

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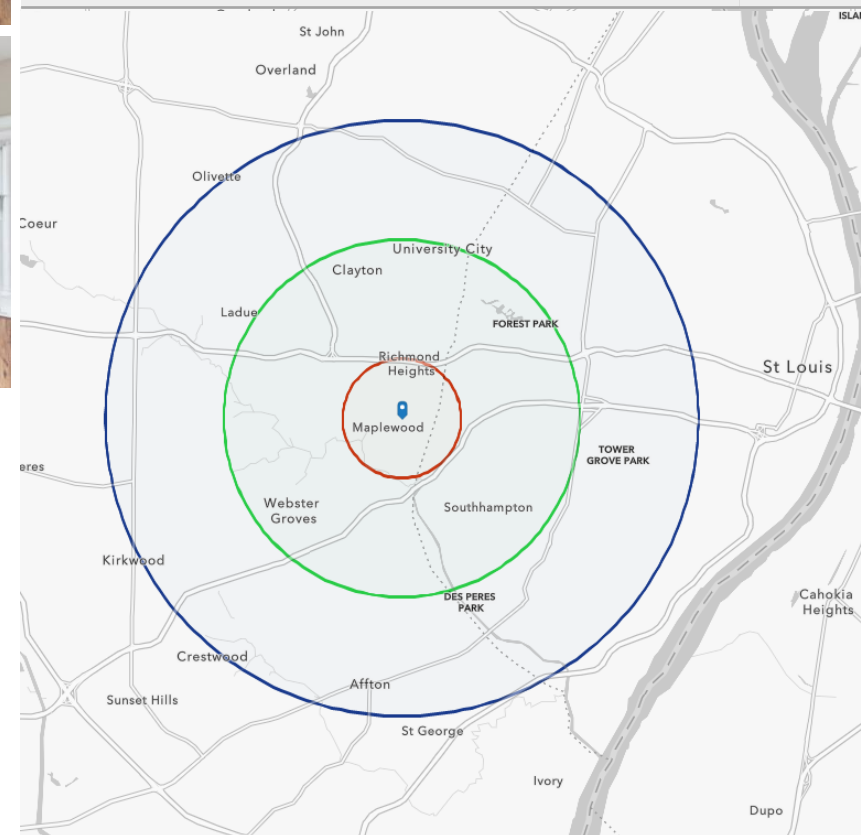
**2547 SOUTH BIG BEND BLVD.**  
**ST. LOUIS, MO 63143**  
**2,496 S.F. | \$16.00/S.F. M.G.**

### PROPERTY INFORMATION



- **HIGHLY VISIBLE LOCATION, FRONTING TO BIG BEND BOULEVARD**
- **FREESTANDING, MULTI-LEVEL OFFICE BUILDING WITH KITCHENETTE, BREAK AREA, RECEPTION, FOUR+ OFFICES, A THIRD-LEVEL LOFT/CREATIVE SPACE, AND A FULL WALK-OUT BASEMENT FOR STORAGE**
- **CONVENIENTLY LOCATED IN MAPLEWOOD, BETWEEN HIGHWAY 40 AND MANCHESTER AVENUE, WITH EASY ACCESS TO HIGHWAY 44**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,676	127,739	361,569
HOUSEHOLDS		7,583	60,197	168,117
AVERAGE HH INCOME		\$88,712	\$123,936	\$107,327



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**SITE PLAN**



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