

1210 Washington Avenue
DOWNTOWN ST. LOUIS

335 SF - 1,820 SF Second Floor Office Suites - For Lease



Located in "Sweet Spot" of Washington Ave. | Open Floor Plans | 10½ Foot Ceilings



BUILDING HIGHLIGHTS

- 24-Hour Access
- Open Floor Plans
- 10½ Foot Ceilings
- Security Controlled Access to Building
- All Utilities Included in Rent or NNN
- Common Restrooms
- High-Speed Internet Available
- Curbside Meter Parking
- Parking Garages Nearby



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

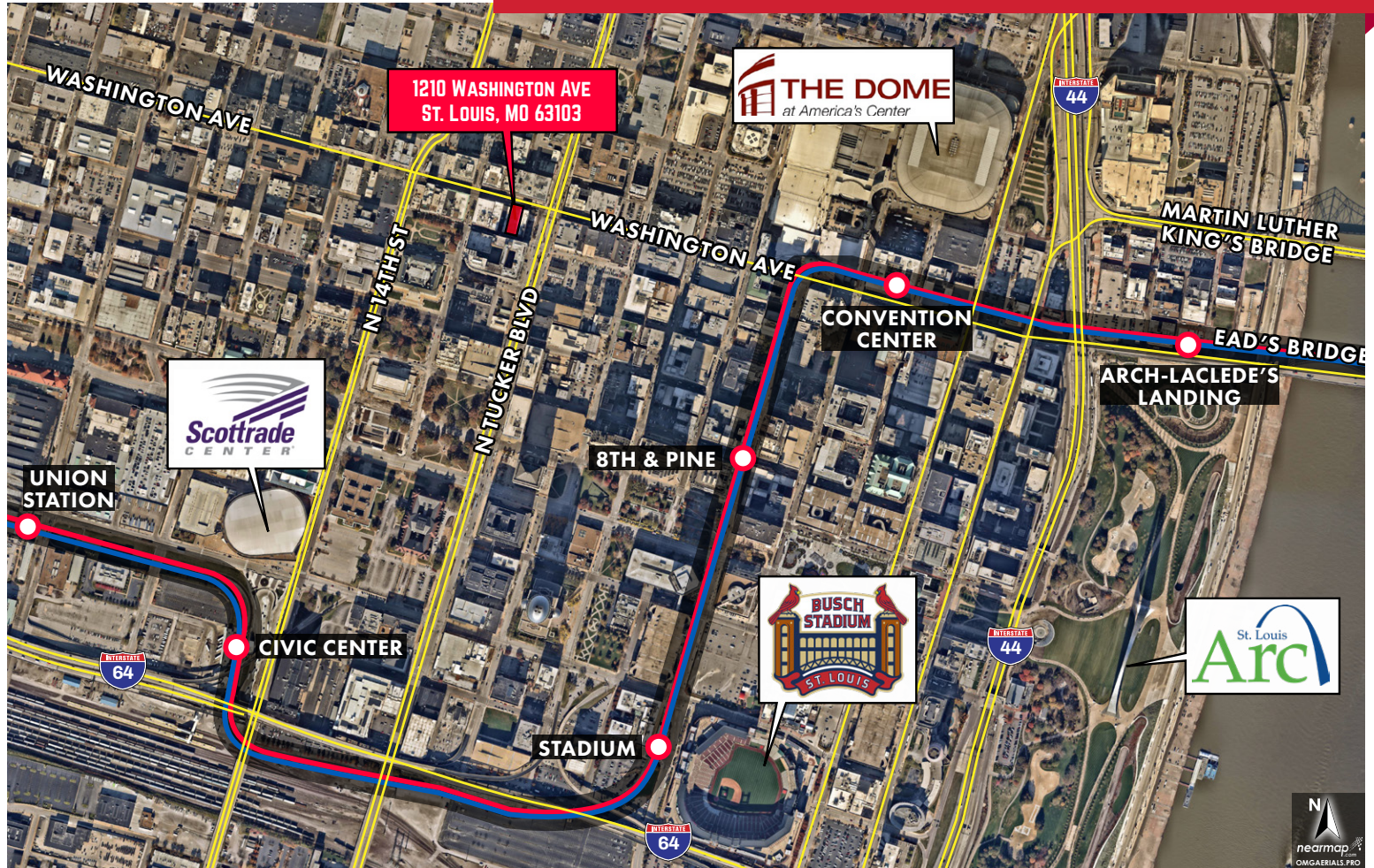
E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



1210 Washington Avenue
DOWNTOWN ST. LOUIS

335 SF - 1,820 SF Second Floor Office Suites - For Lease



ST LOUIS HIGHLIGHTS



- More than 90,000 people work in Downtown St. Louis-largest employment center in the region
- Home to 11 Fortune 1000 Companies
- 7 out of 10 regions largest Advertising, Marketing, and PR Firms located in Downtown St. Louis
- 11 out of 15 regions largest Architecture Firms located in Downtown St. Louis.
- 6 out of 10 regions Accounting Firms located in Downtown St. Louis
- 7 out of 10 regions Law Firms located in Downtown St. Louis.
- The fastest Growing Residential neighborhood in the City-18,000+ Residents
- 7.2% Population Growth last year
- Downtown St. Louis is Home to T-Rex Incubator, Arch Grants, Numerous Accelerators, Saint Louis Fashion Incubator, Co-working Spaces, Venture Capital Firms, and over 300 Innovative Companies. Downtown St. Louis has emerged as a national tech hub with a highly skilled workforce.
- Make The **Littleton Building** at 1210 Washington your new business Address !!



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

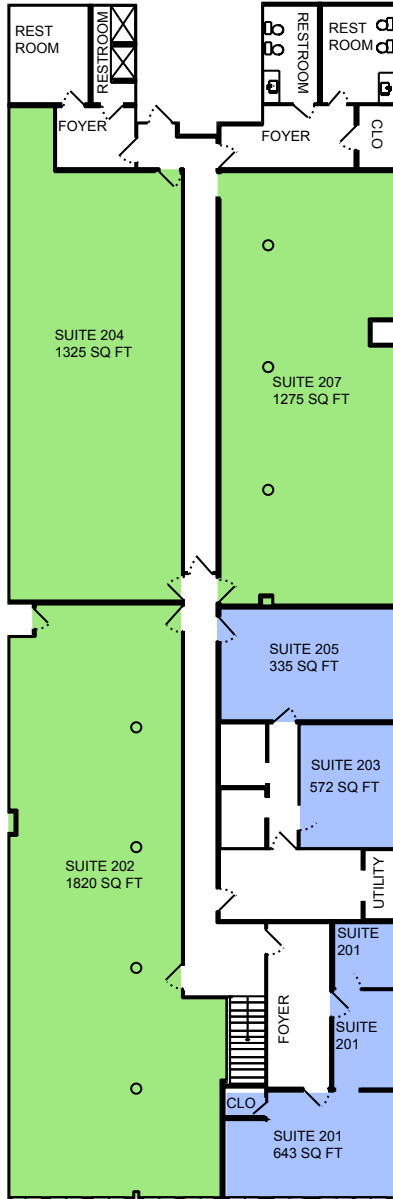
Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



AVAILABILITIES



3-LOFT STYLE OFFICE SUITES AVAILABLE

- 1275-1820 SF (can be combined)
- \$12-\$14 PSF NNN (\$5.28)
- Open Floor Plan-10'6" Ceilings
- \$10 psf Tenant Improvement Allowance Included

3-FINISHED OFFICE SUITES AVAILABLE

- 336-643 SF
- 8' Suspended Ceilings with Fluorescent Lighting/Carpet
- \$529-\$1298 Per Month, MG
- All Utilities Included

Suite 201 - 643 SF

- Rent-\$1298 Monthly MG
- Standard Office Finish; 2-private offices, Reception, and storage
- 21-Foot Washington Ave Window Line

Suite 202 - 1,820 SF

- Rent-\$14 PSF NNN (\$5.28 PSF)
- 26-Foot Washington Ave Window Line
- Loft Style Open Floor Plan-10'6" Ceilings
- \$10 psf Tenant Improvement Allowance Included
- Can be combined with Suite 204

Suite 203 - 572 SF

- 572 SF
- Rent-\$765 Monthly MG
- Standard Office Finish; Large private office, Reception, & 2-smaller offices
- Can be combined with Suite 205

Suite 204 - 1,325 SF

- Rent-\$12 PSF NNN (\$5.28 PSF)
- Interior Office: Plumbing may be added
- Loft Style Open Floor Plan-10'6" Ceilings
- \$10 psf Tenant Improvement Allowance Included
- Can be combined with Suite 202

Suite 205 - 335 SF

- Rent-\$529 Monthly MG
- Standard Office Finish-Single Room-22'X14'
- Can be combined with Suite 203

Suite 207 - 1,275 SF

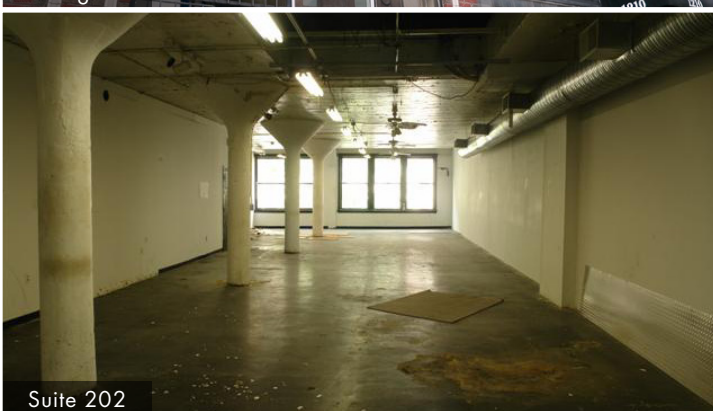
- Rent-12 PSF NNN (\$5.28)
- Loft Style Open Floor Plan-10'6" Ceilings
- \$10 psf Tenant Improvement Allowance Included



1210 Washington Avenue
DOWNTOWN ST. LOUIS

335 SF - 1,820 SF Second Floor Office Suites - For Lease

PHOTOS



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com

