



**WATSON MEDICAL
OFFICE BUILDING**

SCAN HERE!



MARK CLARKSON

Phone: 314.647.6611 ext. 127

Mclarkson@ManorRealEstate.com

4224 WATSON ROAD




ST. LOUIS, MO 63102

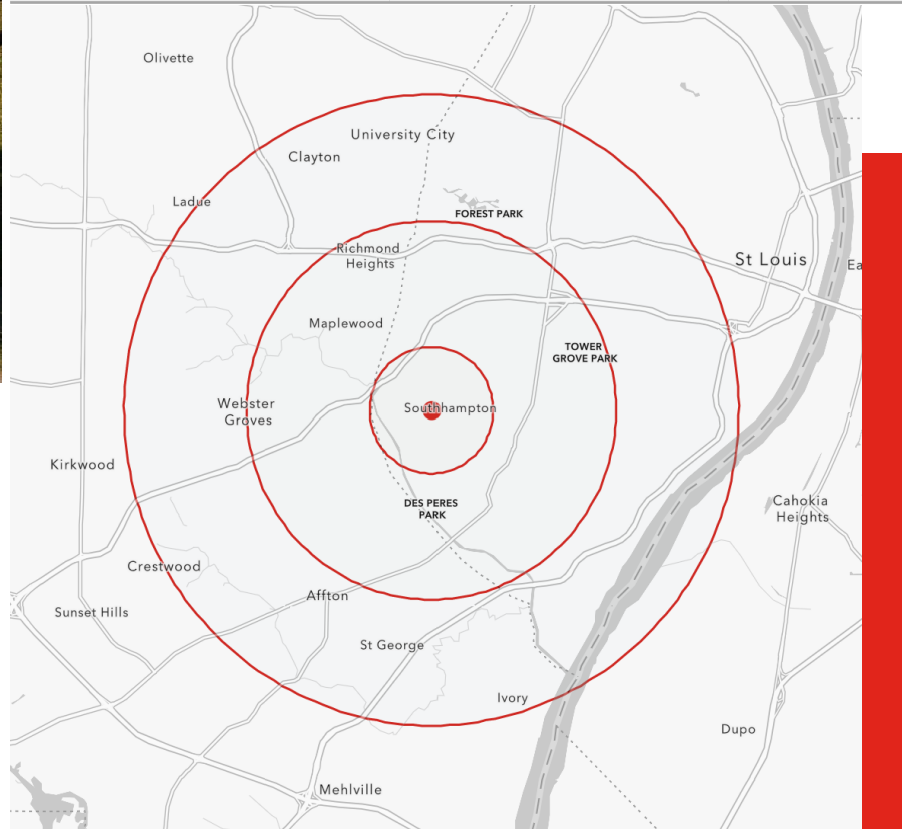
2,100 S.F. | \$12.00/S.F. N.N.N.

PROPERTY INFORMATION



- **BUILDING BUILT IN 1961 AND RENOVATED IN 2012**
- **2ND FLOOR INCLUDES 2 SUITES WITH MULTIPLE OFFICES, A RECEPTIONIST/WAITING AREA, AND A RESTROOM AND BOTH SUITES ARE AVAILABLE FOR LEASE AND CAN BE COMBINED INTO ONE SPACE**
- **3/1,000 S.F. PARKING RATIO — 12 PARKING SPACES AVAILABLE**
- **LOCATED AT THE BUSY INTERSECTION OF WATSON ROAD AND CHIPPEWA STREET IN ST. LOUIS CITY**
- **LOCATED NEAR LINDENWOOD PARK**
- **NEARBY BUSINESSES: BLUEPRINT COFFEE, JIMMY JOHN'S, GOMEZ UPHOLSTERY, FIRST COMMUNITY CREDIT UNION, AND MANY MORE!**

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------------------------------------------------------------------------------|-----------|----------|----------|
| POPULATION  | 19,786 | 151,410 | 380,150 |
| HOUSEHOLDS  | 10,064 | 74,950 | 177,458 |
| AVERAGE HH INCOME  | \$102,220 | \$89,324 | \$99,043 |



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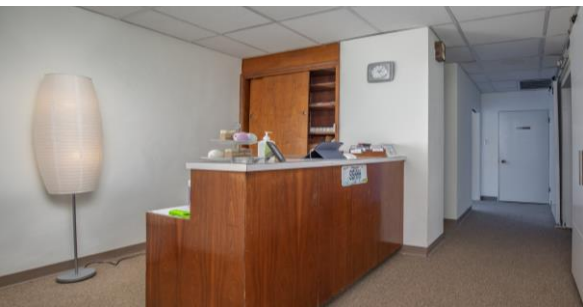


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SITE PLAN



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| SUITE | S.F. | STATUS |
|-------|-------|-----------|
| 100 | 3,500 | LEASED |
| 200 | 1,200 | AVAILABLE |
| 201 | 900 | AVAILABLE |

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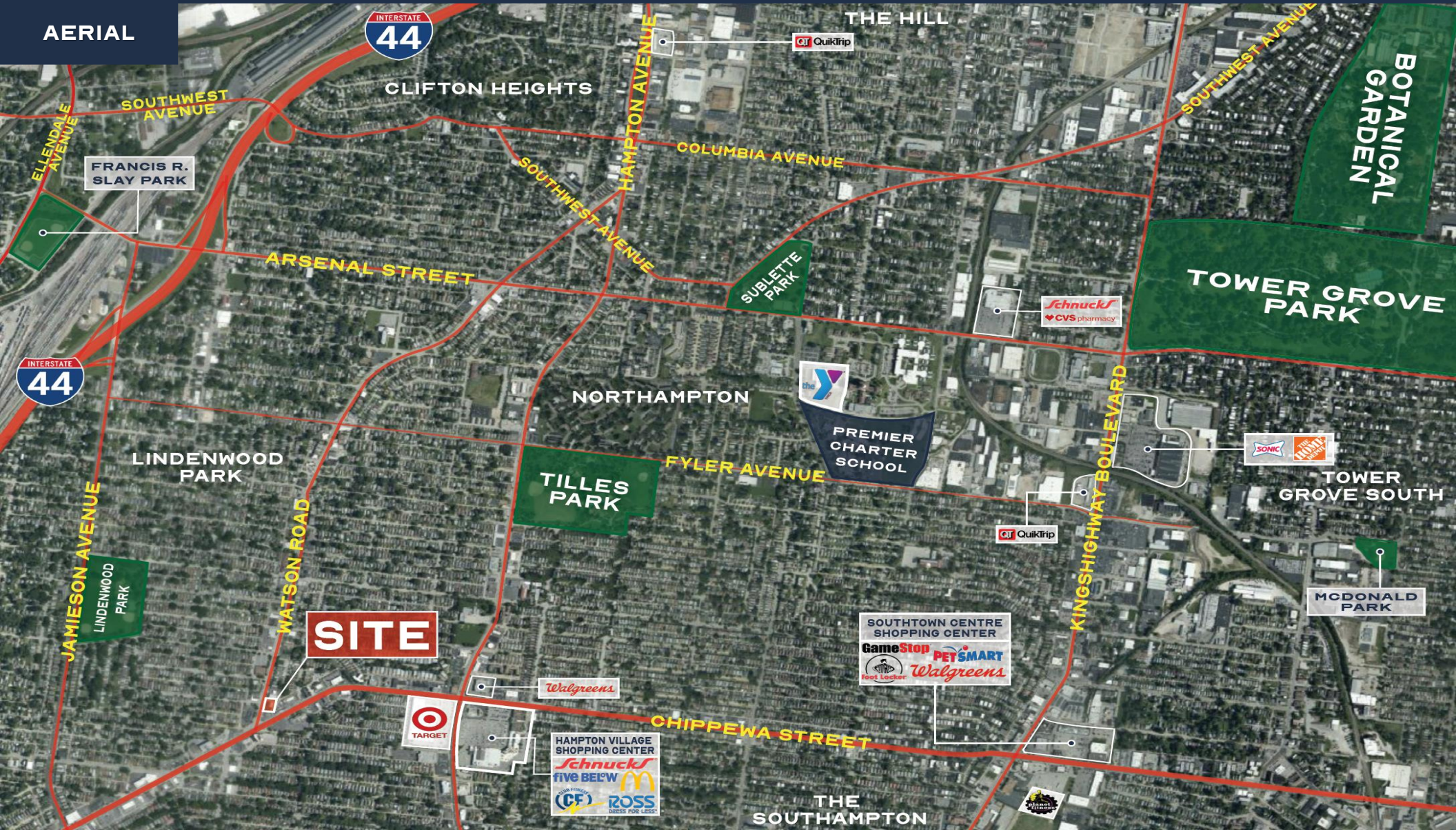


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AERIAL



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