

FOR LEASE

KIRKWOOD: FIRST FLOOR LOBBY SPACE AVAILABLE

816 S KIRKWOOD ROAD
ST. LOUIS, MO 63122

POTENTIAL BUILDING SIGNAGE OPPORTUNITY



PROPERTY FEATURES

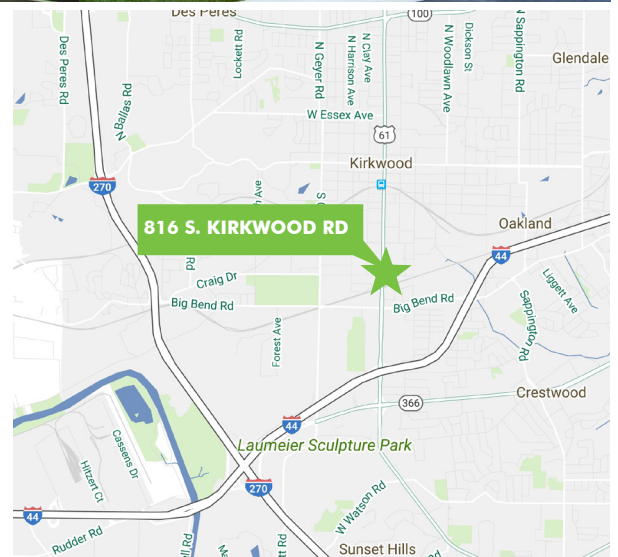
- + First Floor: 9,000 SF available immediately
- + Second Floor: 1,724SF immediately available and potentially up to 6,179 SF (with approximately 6-9 months notice)
- + Reserved parking with private entrance
- + Covered drop-off area located at the front of the building
- + Excellent location: 0.6 miles (2 min) to I-44, 2 miles (5 min) to I-270
- + Abundant parking: 6/1,000 parking spaces (parking is often a challenge to find in Kirkwood)
- + Potential building signage (for SF over 6,500) for over 23,000 cars that pass the site daily
- + Potential equity opportunity (for SF over 6,500) for ownership



CONTACT INFO

ANN DULLE
+1 314 655 6064
ann.dulle@cbre.com

CBRE, INC.
190 Carondelet Plaza
Suite 1400
+1 314 655 6000



DRIVE TIMES:

:: Interstate 270..... 4 minutes

:: Interstate 44..... 2 minutes

AREA DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,909	72,254	196,954
Average Household Income	\$92,948	\$122,480	\$111,569

www.cbre.com/stlouis

CBRE

FOR LEASE

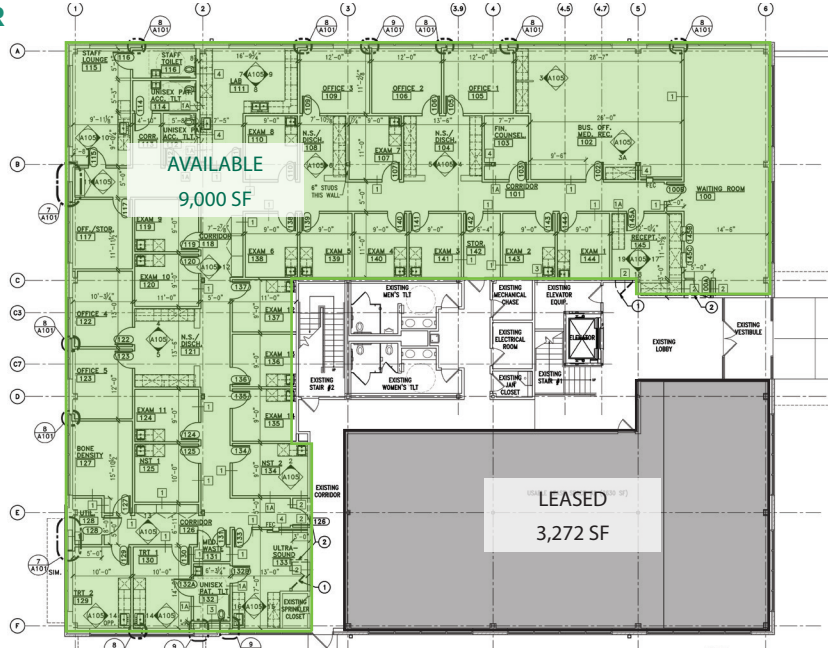
KIRKWOOD: FIRST FLOOR LOBBY SPACE AVAILABLE

816 S. KIRKWOOD ROAD
ST. LOUIS, MO 63122

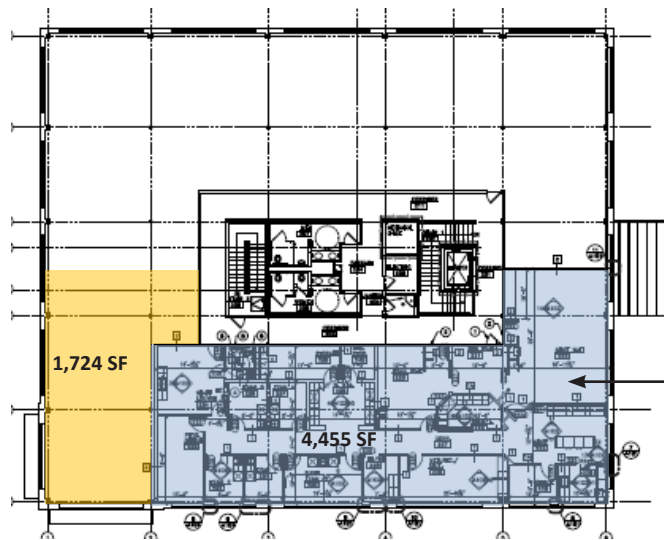


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



4,455 SF CAN BE MADE
AVAILABLE WITHIN
APPROX. 6-9 MONTHS

6,179 SF COMBINED SUITES

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/stlouis

CBRE