

FOR LEASE

2,563 SF OFFICE

3569 NEW TOWN LAKE DR | ST. CHARLES, MO 63301



McKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

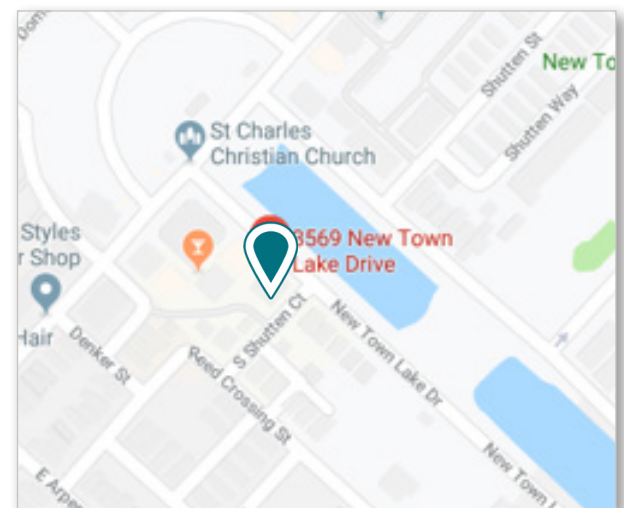
- › 2nd Floor is available for lease: 2,563 SF
- › Corner location in the heart of New Town's Business District & across from the waterfront
- › 2-story building bursting with character & natural light! The upper level has 2 entrances, beautiful windows, & your own private balcony which overlooks the majestic fountains
- › Contemporary, Class A build-out featuring high-end, modern finishes, carpet, conference room, full kitchen with dishwasher, refrigerator & microwave
- › Furnished offices & cubicle can be included
- › Zoned for commercial/residential & walking distance to restaurants and retail

LEASE RATE: \$2,700/MONTH GROSS
(tenant to pay utilities)

CONTACT:

JOI NIEDNER
314.304.4900
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LOT SIZE 0.10 ACRE	ZONING PD-MU	TAXES (2018) \$13,548.72
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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