

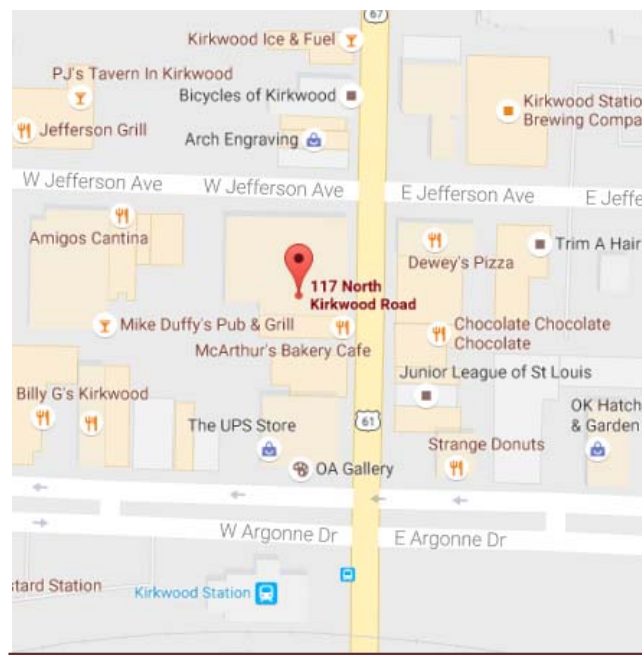
SMALL OFFICE SUITES FOR LEASE HALE BROWN BUILDING

117 N Kirkwood & 112 W Jefferson, Kirkwood, MO 63122



PROPERTY INFORMATION

- AVAILABLE SF:** Small Office Suites Available
- CORNER:** Highly Visible Corner of N Kirkwood Rd and W Jefferson
- LOCATION:** Historic Building Centrally Located in the Heart of Downtown Kirkwood
- AMENITIES:** Walking Distance from Numerous Restaurants and Shopping
- PARKING:** City Parking Lots and Free Street Parking Available
- NOTES:** Building Under New Ownership and Management. Extensive Interior Renovation Underway



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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W JEFFERSON FRONTAGE



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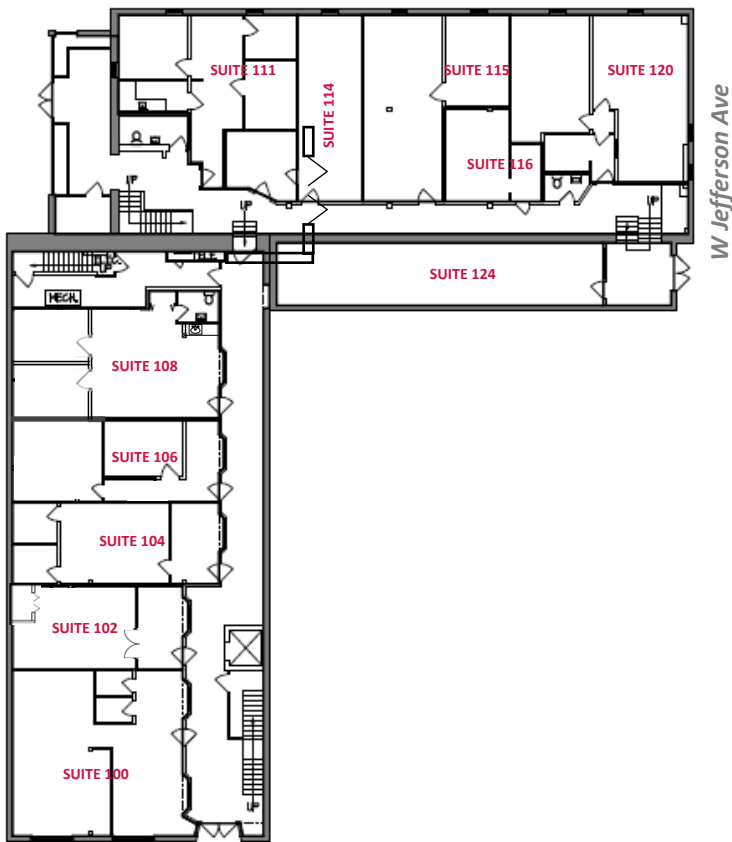
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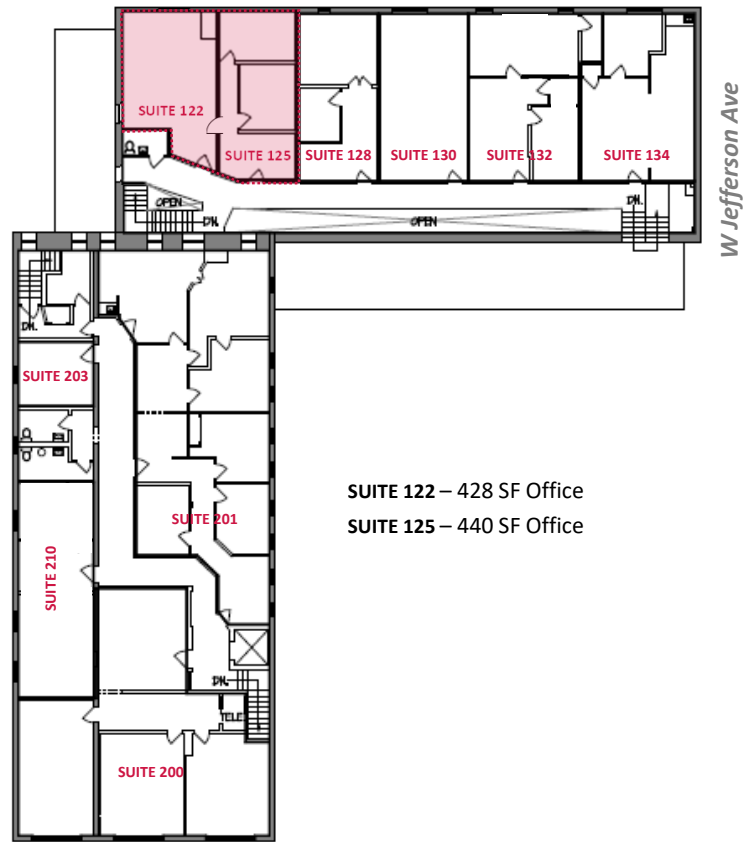
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BUILDING LAYOUT – AVAILABLE SUITES



N Kirkwood Road

FIRST FLOOR TENANT AREA



N Kirkwood Road

SECOND FLOOR TENANT AREA

SUITE 122 – 428 SF Office
SUITE 125 – 440 SF Office

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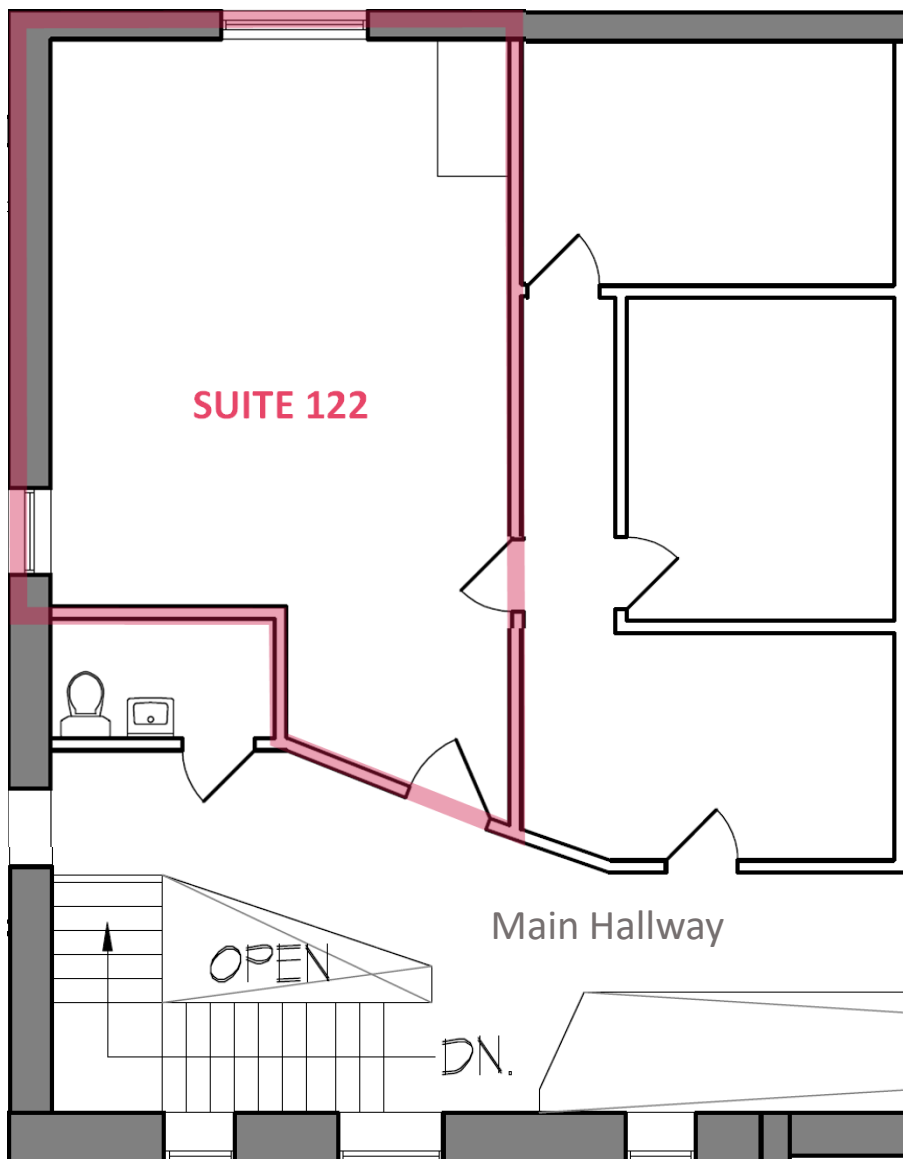
SMALL OFFICE SUITES FOR LEASE

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SUITE 122 - 428 SF



- Office Space
- 2nd Floor
- Open office
- Available Immediately
- **\$785 per Month, Full Service**

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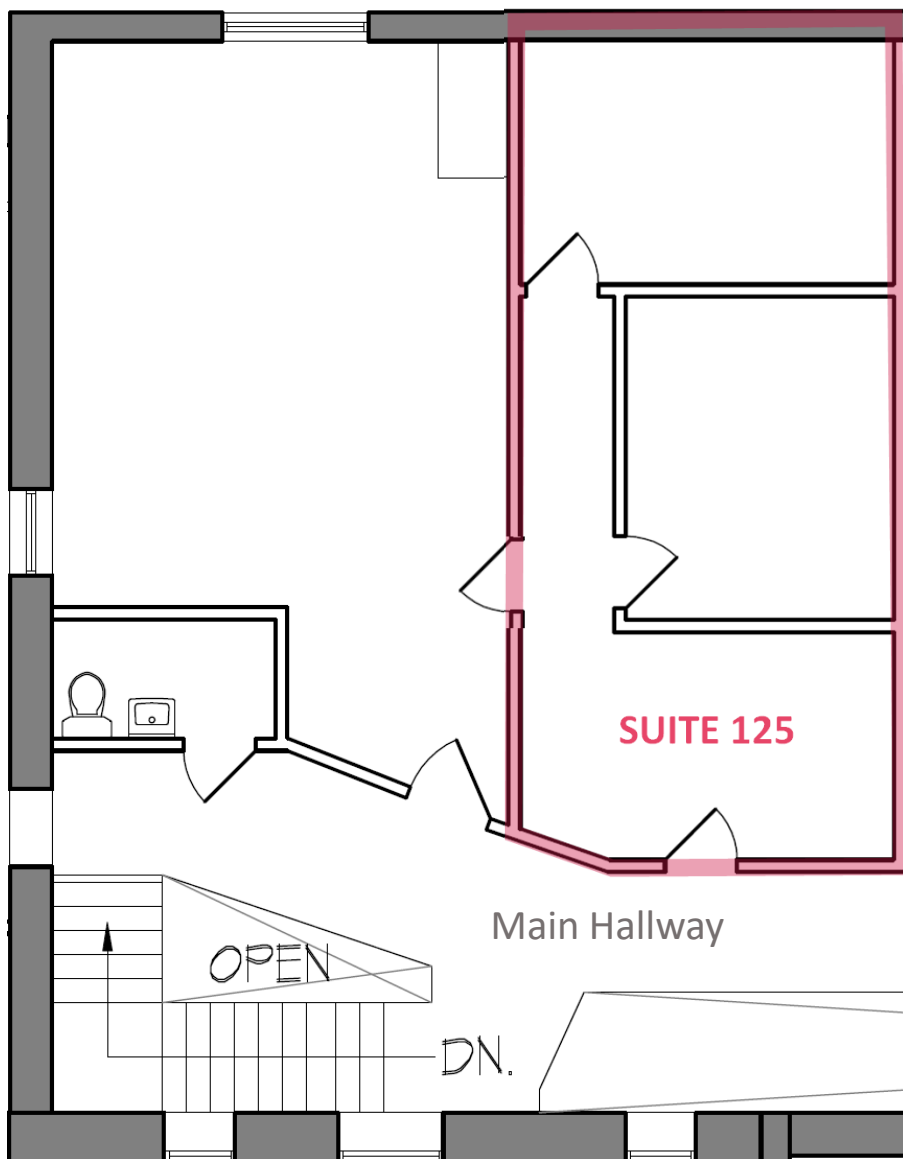
SMALL OFFICE SUITES FOR LEASE

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SUITE 125 - 440 SF



- Office Space
- 2nd Floor
- 2 Private Offices with Waiting Room
- Available Immediately
- **\$820 per Month, Full Service**

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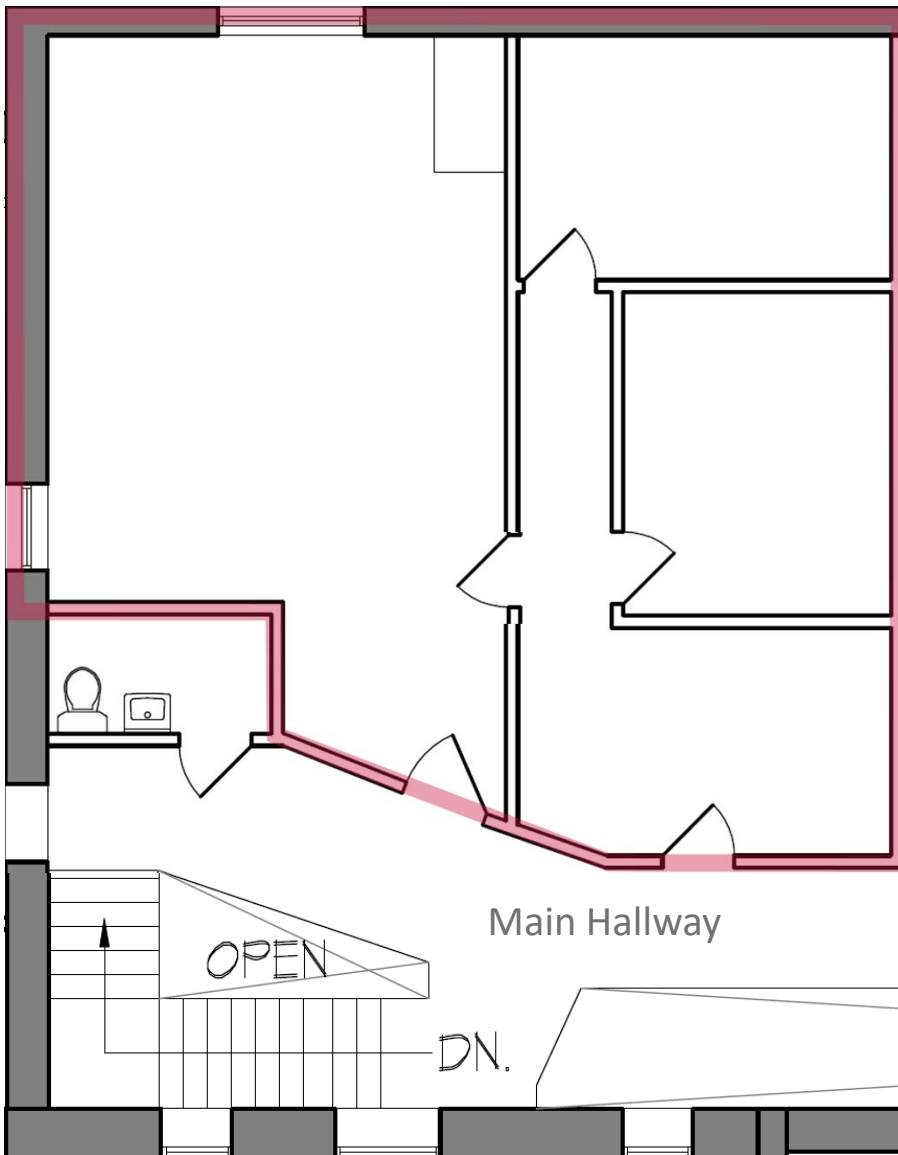
SMALL OFFICE SUITES FOR LEASE

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SUITE 122 & 125 - 868 SF



- Office Space
- 2nd Floor
- 2 Private Offices with Waiting Room
- Large Open Office
- Available Immediately
- **\$1,595 per Month, Full Service**

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