

FOR LEASE

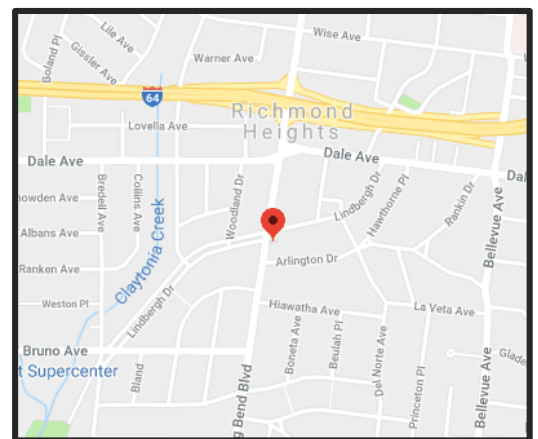
Office Building



\$14/S.F. M.G. | 1,856 Square Feet

**1526 S. Big Bend Blvd
Richmond Heights, MO 63117**

- Free-Standing Office Building
- Less than 1/4 Mile South of I-64 on Big Bend Blvd.
- Lot Parking Available (3-4 Dedicated Spots)



For more information on this property, please contact:

**Grant Fenster | (314) 647-6611 x127 | Grant@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139**

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Office Building



\$14/S.F. M.G. | 1,856 Square Feet

- Ideal Configuration for Creative or Professional Office for Small Businesses
- 2-Story Building with separate entrances to each floor
- Built in 1932 / Renovated in 2008
- Zoned "C2" – General Business District
- Full Basement for Storage
- High Visibility on Big Bend Blvd with ~14,000 Vehicles Per Day
- Signage Opportunity on Big Bend Blvd
- Tenants are only responsible For Gas and Electric
- Convenient Access to I-64 (0.23 mi), I-44 (2.15 mi), and I-100 (0.88 mi)



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