

# 1,658 SF 2ND FLOOR PROFESSIONAL OFFICE FOR LEASE IN CLAYTON

7801-7805 CLAYTON ROAD | ST. LOUIS, MO 63117



## 1,658 SF 2nd Floor Professional Office Available

- 1,658 SF usable office space available
- All usable space - no load factor
- 17 fully operable, expansive windows in front, sides and rear
- Located on Clayton Road between Brentwood Blvd and Hanley Road
- Excellent Clayton Road visibility with ample parking available
- **LEASE RATE: 1,900.00 PER MO. GROSS**

For additional information, please contact:

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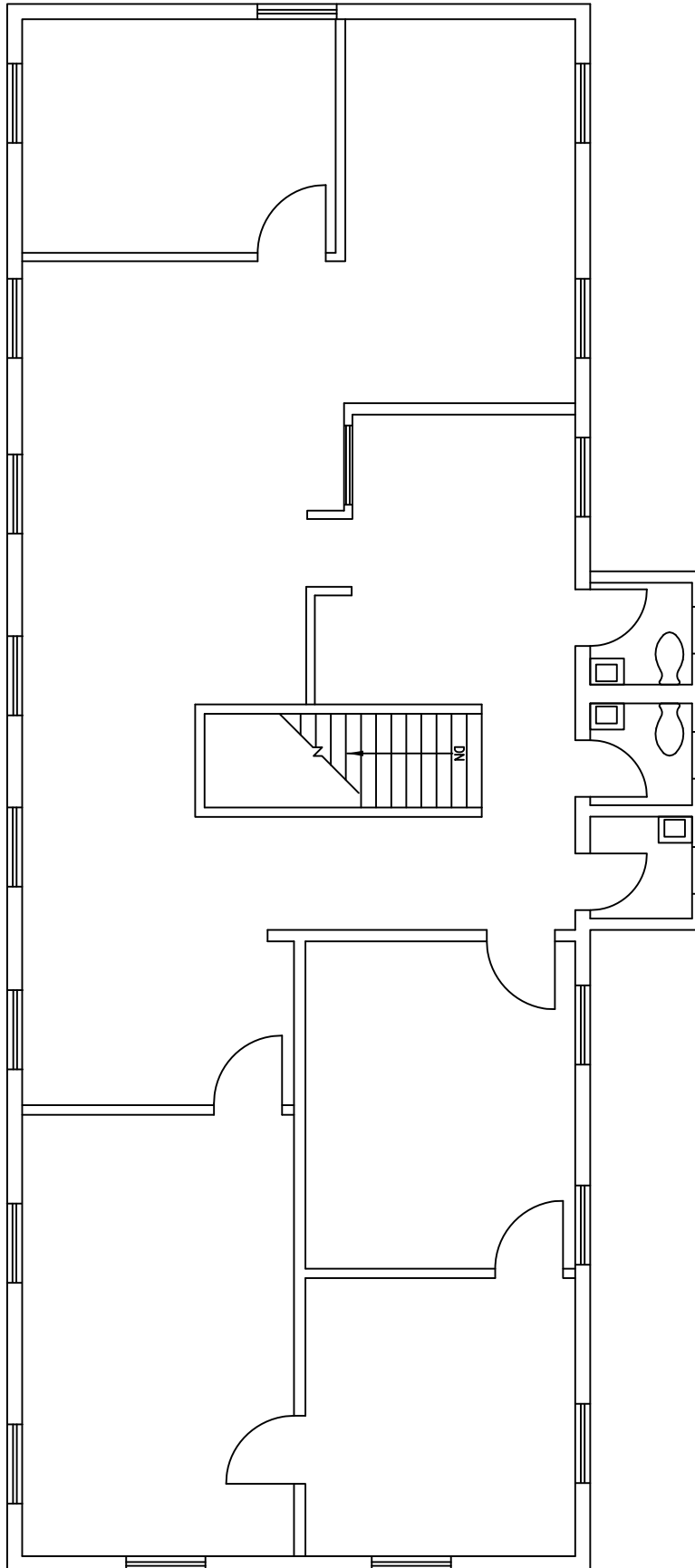
314.973.1242 (c)

**HUTKIN**  
DEVELOPMENT COMPANY

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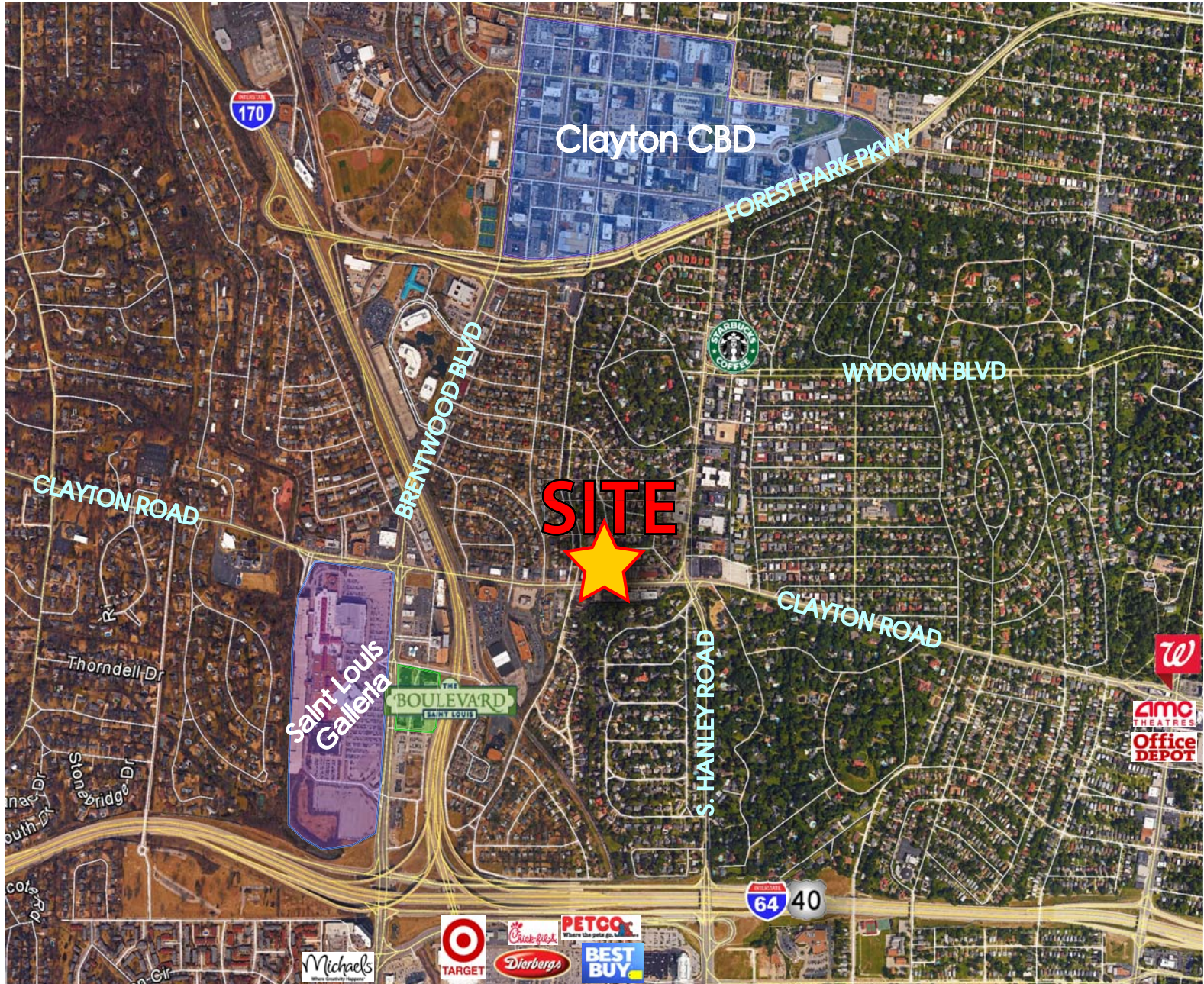


7803A CLAYTON ROAD  
1,658 SF



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DEMOGRAPHICS	1 MILE	DEMOGRAPHICS	3 MILE	DEMOGRAPHICS	5 MILE
Population:	13,511	Population:	115,304	Population:	299,395
Daytime Employment:	57,327	Daytime Employment:	118,692	Daytime Employment:	230,103
No. of Households:	6,298	No. of Households:	52,018	No. of Households:	138,182
Avg. Household Income:	\$186,353	Avg. Household Income:	\$132,079	Avg. Household Income:	\$110,457

### ANNUAL AVERAGE DAILY TRAFFIC

Clayton Road: 13,616 VPD