

MULTI-TENANT OFFICE BUILDING



SCAN HERE!



MARK CLARKSON

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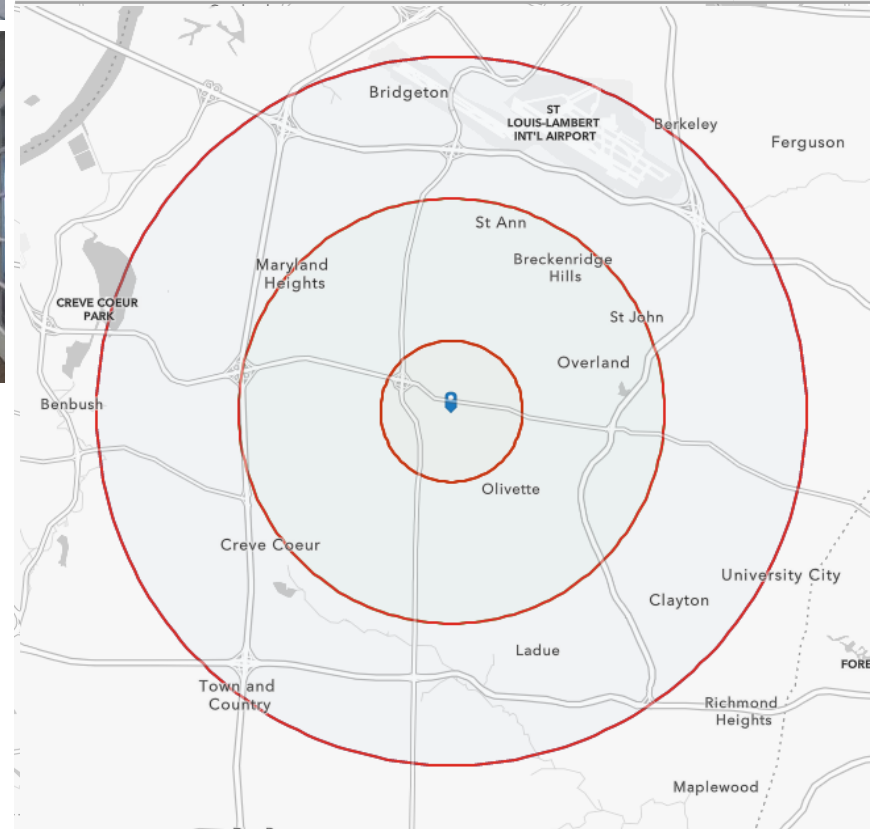
1600 N. WARSON ROAD
ST. LOUIS, MO 63132
2,850-6,700 S.F. | \$13.00/S.F. M.G.
PURCHASE PRICE: \$725,000

PROPERTY INFORMATION



- FIRST, AND SECOND-FLOOR, TURNKEY OFFICE SUITES
- TWO UPDATED SUITES WITH MULTIPLE PRIVATE OFFICES, CONFERENCE ROOMS, BREAK AREAS, AND RESTROOMS
- ADDITIONAL LOWER-LEVEL SPACE FOR STORAGE OR CAN BE BUILT OUT AS ADDITIONAL WORKING SPACE
- 12 ON-SITE PARKING SPACES
- CONVENIENTLY LOCATED NEAR THE INTERSECTION OF N. WARSON AND 364, WITH EASY ACCESS TO I-170
- GREAT OWNER/USER OR OWNER/INVESTOR OPPORTUNITY

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,613	86,193	211,399
HOUSEHOLDS		4,987	37,000	91,467
AVERAGE HH INCOME		\$77,199	\$104,282	\$117,752



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