

LOFTS @ EUCLID



SCAN HERE!



BEN CHERRY, COIM

Phone: 314.647.6611 ext.115
Ben@ManorRealEstate.com

EDDIE CHERRY

Phone: 314.647.6611 ext.113
Eddie@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext.126
MClarkson@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext.126
Calber@ManorRealEstate.com




625 N. EUCLID AVENUE

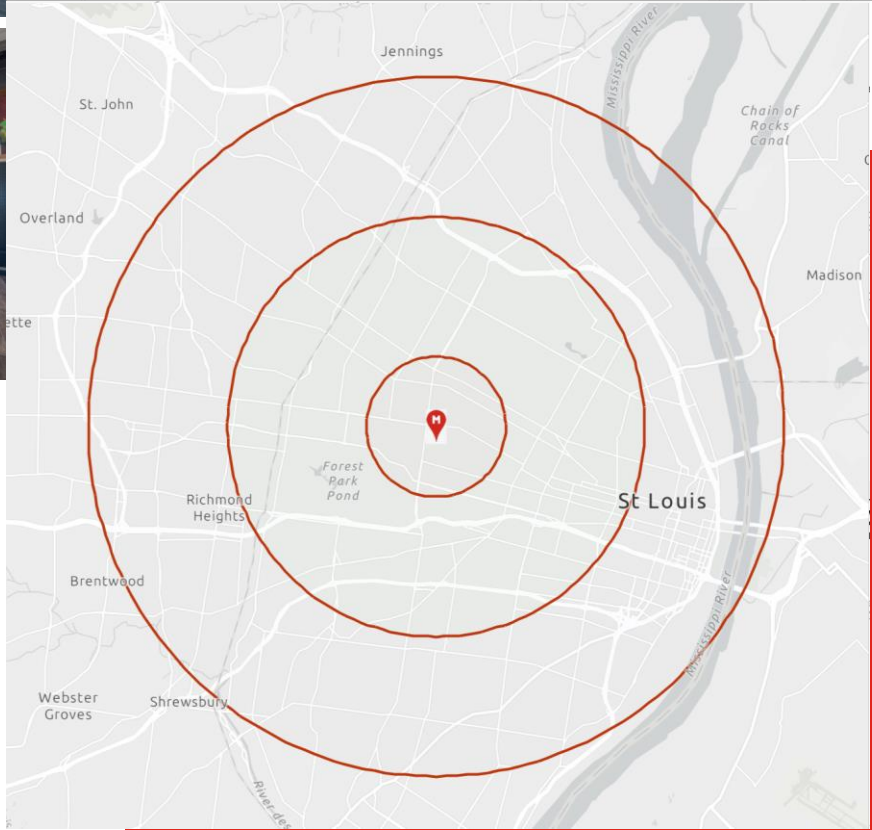
ST. LOUIS, MO 63108

1,295-8,186 S.F. | \$10-18/S.F. N.N.N.

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	21,777	130,183	341,150
HOUSEHOLDS 	12,159	60,902	161,894
AVERAGE HH INCOME 	\$93,659	\$78,861	\$85,693



- NEW OWNERSHIP AND AN IMPROVED LEASE RATE!
- REDEVELOPED IN 2016, FEATURING 87 UPSCALE LOFT APARTMENTS (95% OCCUPIED) WITH PRIME COMMERCIAL SPACE BELOW
- CURRENTLY AVAILABLE SPACES INCLUDE A 8,186 S.F. SUITE WHICH IS DIVISIBLE AS WELL AS A 1,295 S.F. SUITE FORMERLY OCCUPIED BY A PHARMACY THAT COMES WITH A NEWLY REDUCED PRICE OF \$10/S.F.
- FULLY UPDATED INFRASTRUCTURE WITH MORE IMPROVEMENTS UNDERWAY
- IDEALLY LOCATED BETWEEN WASHINGTON UNIVERSITY AND ST. LOUIS UNIVERSITY, CLOSE TO METROLINK STATION AND BARNES JEWISH HOSPITAL COMPLEX

SCAN HERE!



BEN CHERRY, COIM
 Phone: 314.647.6611 ext.115
Ben@ManorRealEstate.com

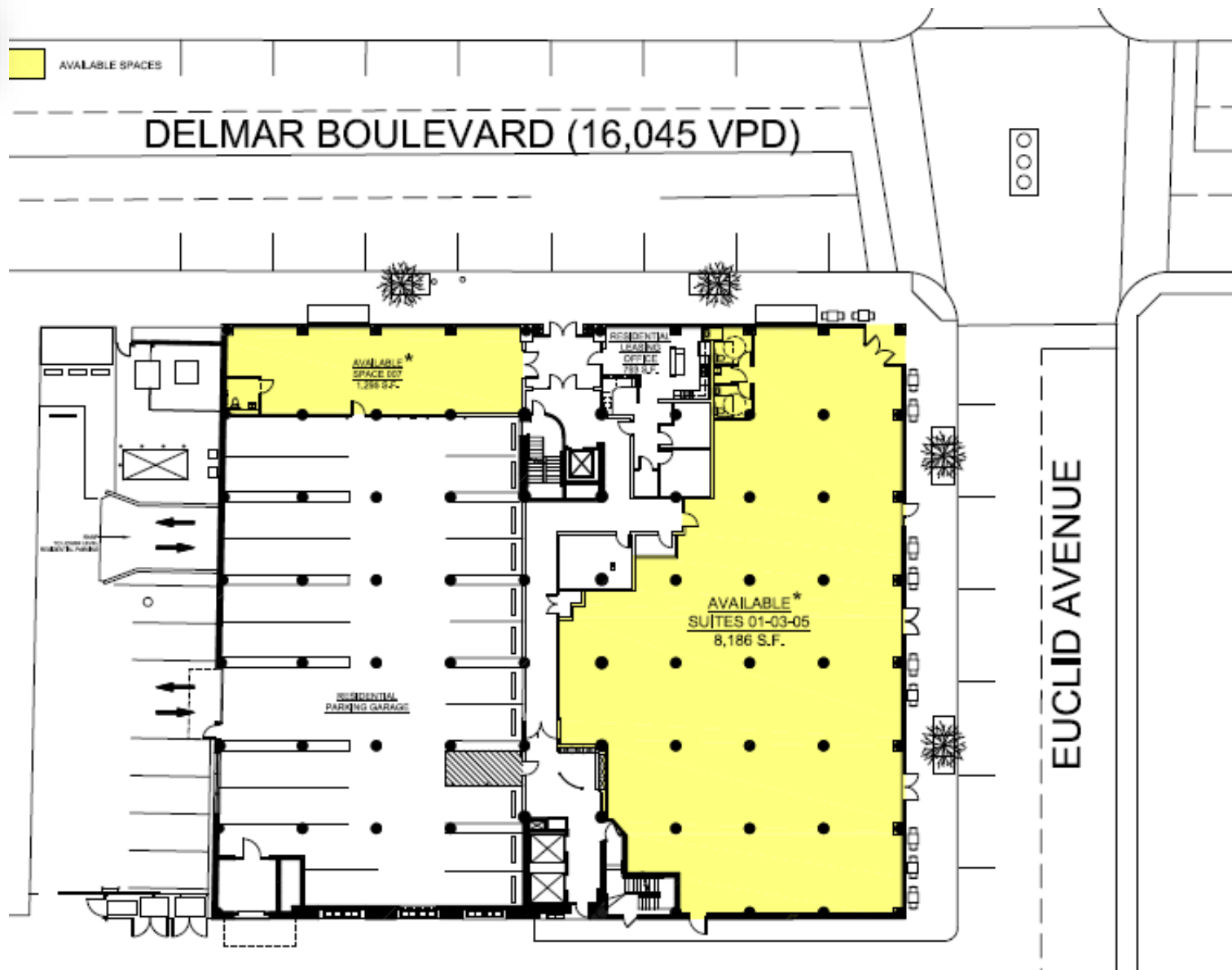
EDDIE CHERRY
 Phone: 314.647.6611 ext.113
Eddie@ManorRealEstate.com

MARK CLARKSON
 Phone: 314.647.6611 ext.126
MClarkson@ManorRealEstate.com

CALEB ANTHONIS
 Phone: 314.647.6611 ext.126
Calber@ManorRealEstate.com

**625 N. EUCLID AVENUE
 ST. LOUIS, MO 63108
 1,295-8,186 S.F. | \$10-18/S.F. N.N.N.**

SITE PLAN



SCAN HERE!



BEN CHERRY, COIM

Phone: 314.647.6611 ext.115
Ben@ManorRealEstate.com

EDDIE CHERRY

Phone: 314.647.6611 ext.113
Eddie@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext.126
MClarkson@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext.126
Calber@ManorRealEstate.com

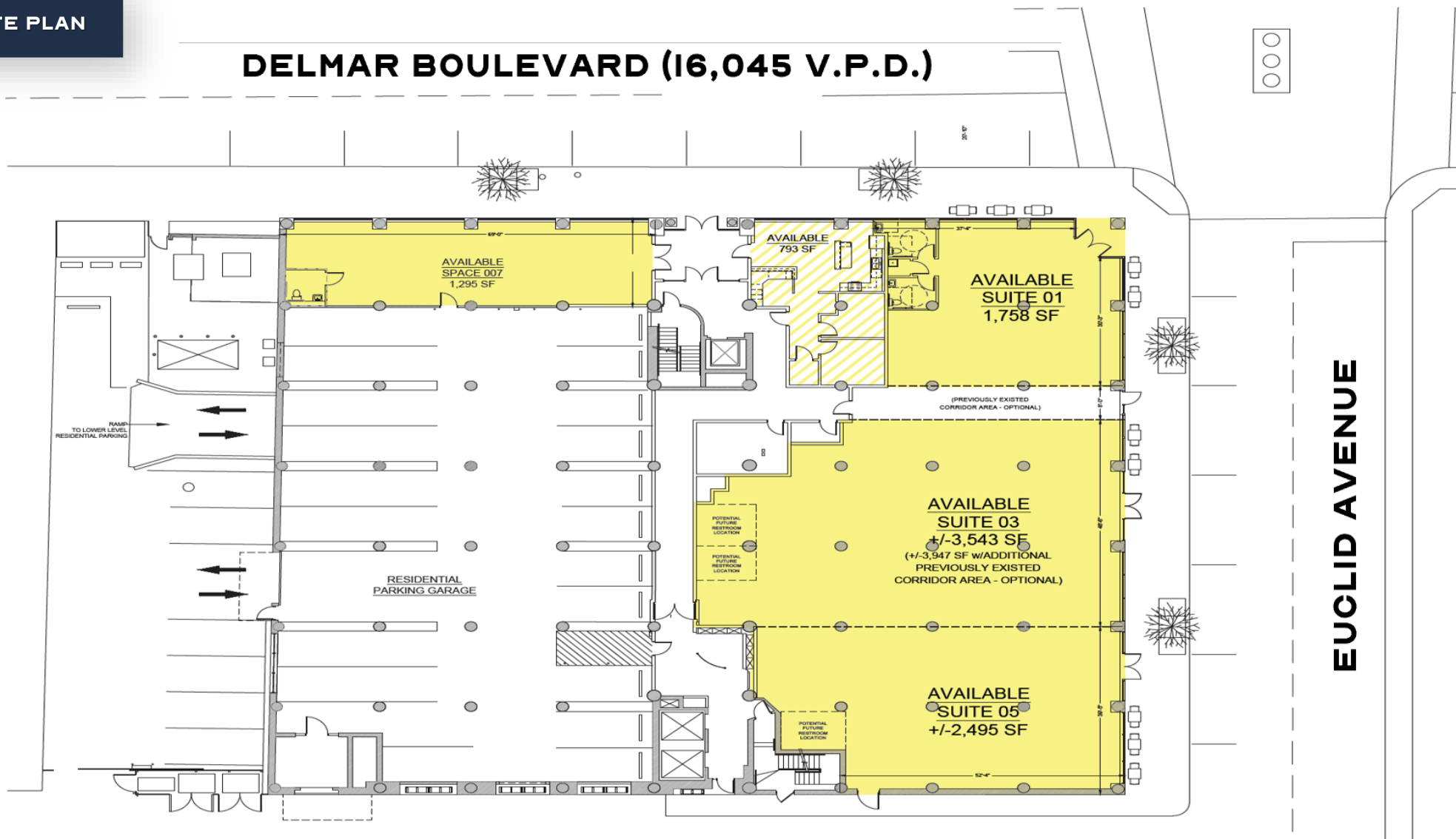
625 N. EUCLID AVENUE

ST. LOUIS, MO 63108

1,295-8,186 S.F. | \$10-18/S.F. N.N.N.

SITE PLAN

DELMAR BOULEVARD (16,045 V.P.D.)



EUCLID AVENUE

SCAN HERE!



BEN CHERRY, COIM

Phone: 314.647.6611 ext.115
Ben@ManorRealEstate.com

EDDIE CHERRY

Phone: 314.647.6611 ext.113
Eddie@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext.126
MClarkson@ManorRealEstate.com

CALEB ANTHONIS

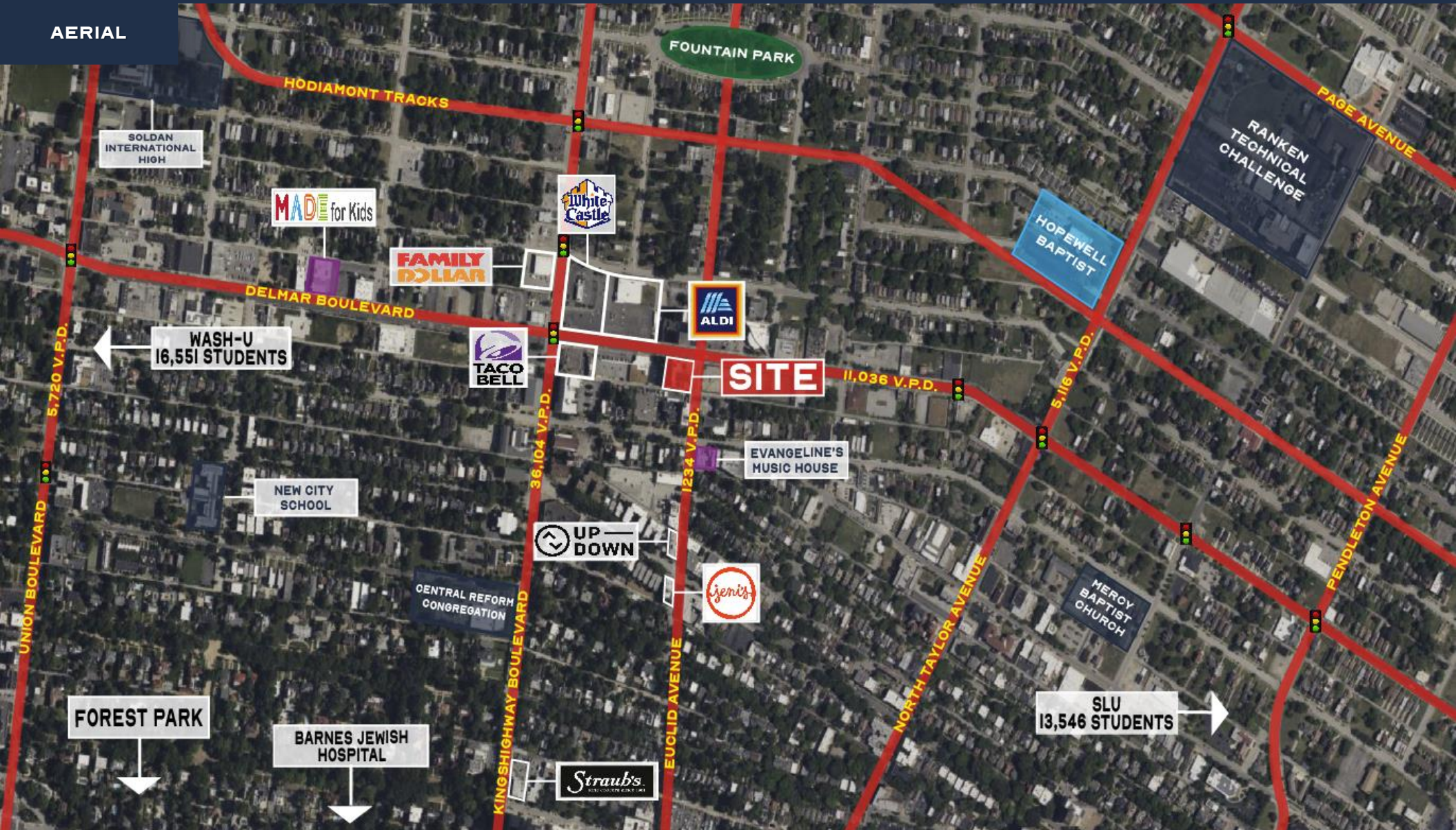
Phone: 314.647.6611 ext.126
Calber@ManorRealEstate.com

625 N. EUCLID AVENUE

ST. LOUIS, MO 63108

1,295-8,186 S.F. | \$10-18/S.F. N.N.N.

AERIAL



SCAN HERE!



BEN CHERRY, COIM

Phone: 314.647.6611 ext.115
Ben@ManorRealEstate.com

EDDIE CHERRY

Phone: 314.647.6611 ext.113
Eddie@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext.126
MClarkson@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext.126
Calber@ManorRealEstate.com

625 N. EUCLID AVENUE

ST. LOUIS, MO 63108

1,295-8,186 S.F. | \$10-18/S.F. N.N.N.