

FOR LEASE

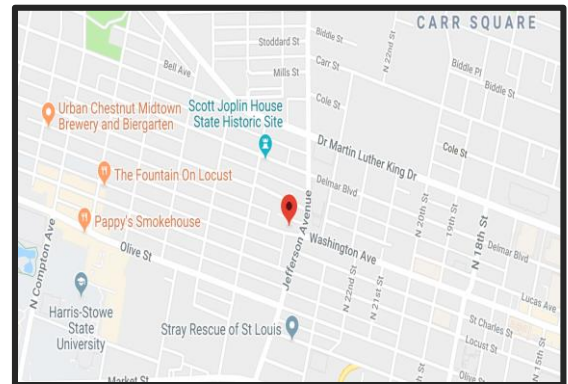
Office/Retail/Restaurant Space



\$12/S.F. NNN | 1,760-9,805 SQUARE FEET

**GW Lofts Commercial Space
2605-2619 Washington Avenue
St. Louis, MO 63103**

- Multiple Spaces Available
- Convenient Access to I-64/40 (<0.6 mi) & I-44/70 (1.2 mi)
- NNNs=\$3.41/S.F.



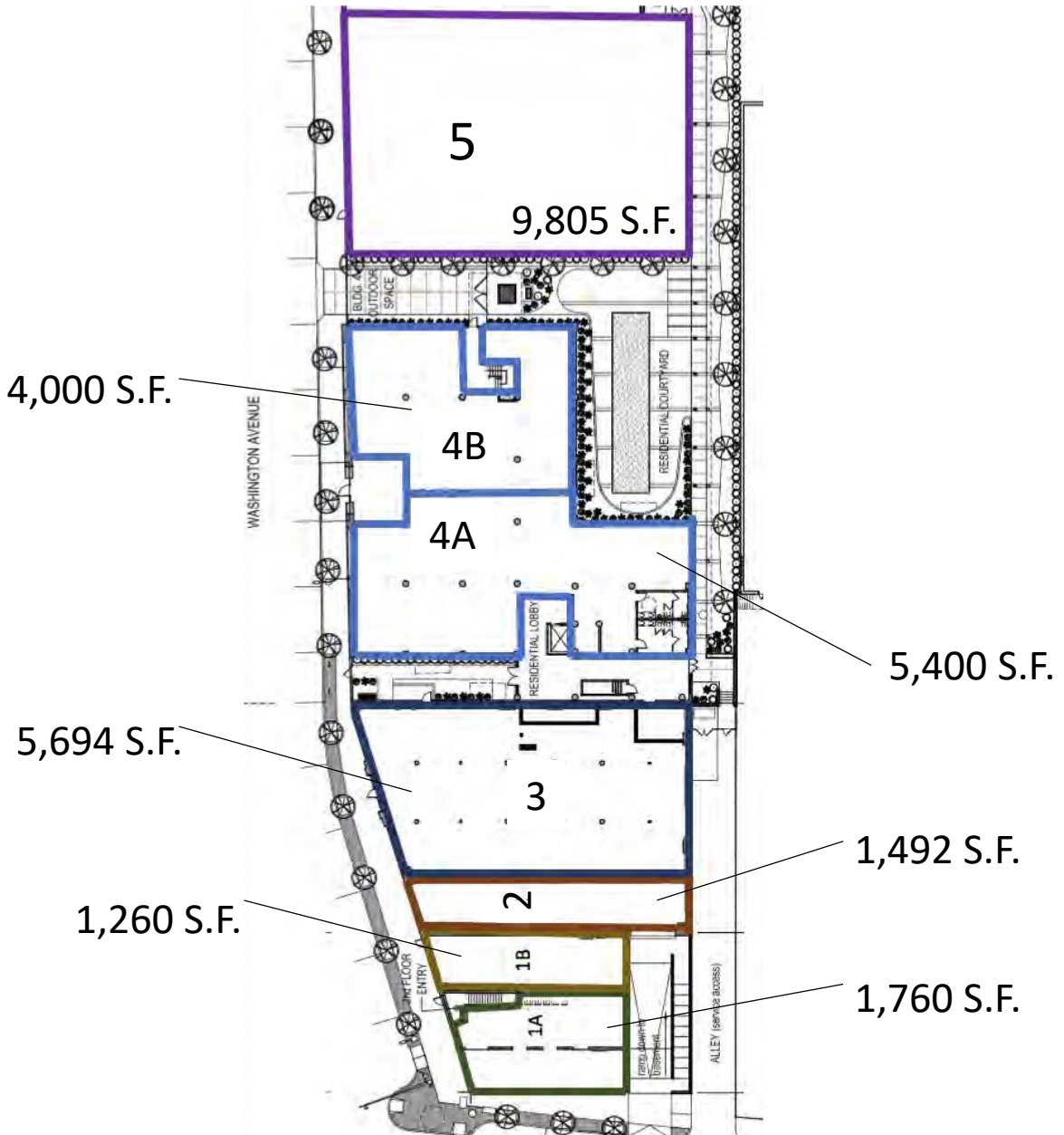
For more information on this property, please contact:

Grant Fenster at 314.647.6611 x127 | Grant@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

www.ManorRealEstate.com

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Retail Shopping Center



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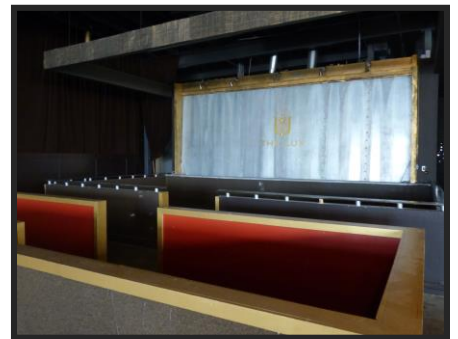
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Space #5 - Entertainment



\$12/S.F. NNN | 9,805 SQUARE FEET

- Includes Large Entertainment System
- Commercial “Kitchen Space” (No Hood) & Serving Bar (includes, mini fridges, popcorn makers, soda dispensers, and registers)
- Space also features private booths
- Back Area Ideal for Storage
- Multi-user Bathrooms
- Furniture included (+100 chairs, +30 high top and regular tables)
- Open floor plan allows for redesign



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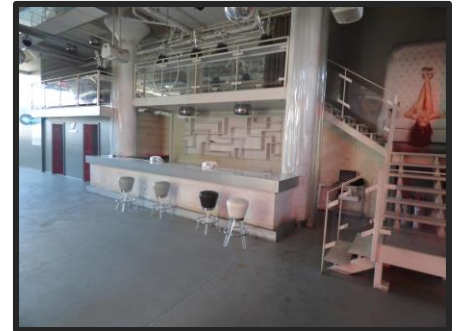
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Space #4B – Club/Retail



\$12/S.F. NNN | 4,000 SQUARE FEET

- Features Elevated DJ Booth, sound system included
- Shares entryway with Restaurant
- Features Two Bars, Front Bar includes drink dispensers and registers
- Upper Level Lounging Area
- Private Bathrooms
- Furniture included (chairs, high top tables, couches, bar stools)
- Multi-Colored Light System Included



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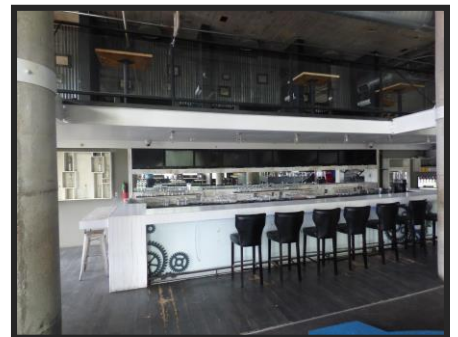
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Space #4A – Restaurant



\$12/S.F. NNN | 5,400 SQUARE FEET

- Booth and Table Seating
- Bar Includes beer tap, soda dispensers, ice chests, multiple TVs, and a rinsing sink
- Upper Level Lounge Area in Rear, Another Lounge Area above Bar
- Furniture included (couches, high top tables, high chairs, bar stools, TVs)
- Kitchen includes grill w/ hood, 4 fridges, pizza oven, fryer, oven (conventional), condiment station



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Space #3-1B – Office/Retail



\$12/S.F. NNN | 5,694-8,446 SQUARE FEET

- Open Floor Plan
- Space is Divisible
- Space #3 provides access to rear alleyway with elevated doors for small truck loading/unloading
- Space #2 provides access to upper level
- High Visibility from Jefferson Ave
- Ideal Configuration for Creative Office or Retail Space
- High Ceilings Ideal for High Inventory Retail



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Space #1A - Restaurant



\$12/S.F. NNN | 1,760 SQUARE FEET

- Located on the Corner of Washington and Jefferson
- Turn-key Ready
- Space Features a Hood System Included
- Large, Accommodating Eating Area
- Includes condiment station, ice chest, registers, 3 fridges, and dishwashing station
- Furniture included all chairs and tables, and all kitchen equipment
- Private Bathrooms



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