

10024 Office Center Blvd
ST. LOUIS, MO 63128

CORPORATE CLASS SATELLITE/SPOKE OFFICE AVAILABLE - 2,861 SF



\$18.00 Lease Rate

SOUTH COUNTY OFFICE | CLASS-A SPACE IN MODERN OFFICE BUILDING

Locations and Exterior

**In Commercial Real Estate, it is Location, Location, Location.
Covid-19 has brought about a change for the office user.**

DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population	9,330	77,342	210,213
Average HH Income	\$96,949	\$103,099	\$104,522
Number of Business	452	2,911	7,279
Number of Employees	6,902	42,135	108,214

- **Located** in South St. Louis County with easy access to I-27/I-55.
- **Located** with a large population base. Office hubs need to be near where your employees live to promote interaction/collaboration outside of the office with co-employees.
- **Located** in a mix of small scale individual office buildings in an amenity-rich suburban location with many nearby restaurants, retailers and recreation.
- **Located** alongside a smaller size office building with fewer tenants makes movements within the building easier for the office staff.
- **Located** with ease of Parking available surface lot parking-38 space lot within feet of the office entrance.
- **Located** near many restaurants, financial institutions, business services and recreation.



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

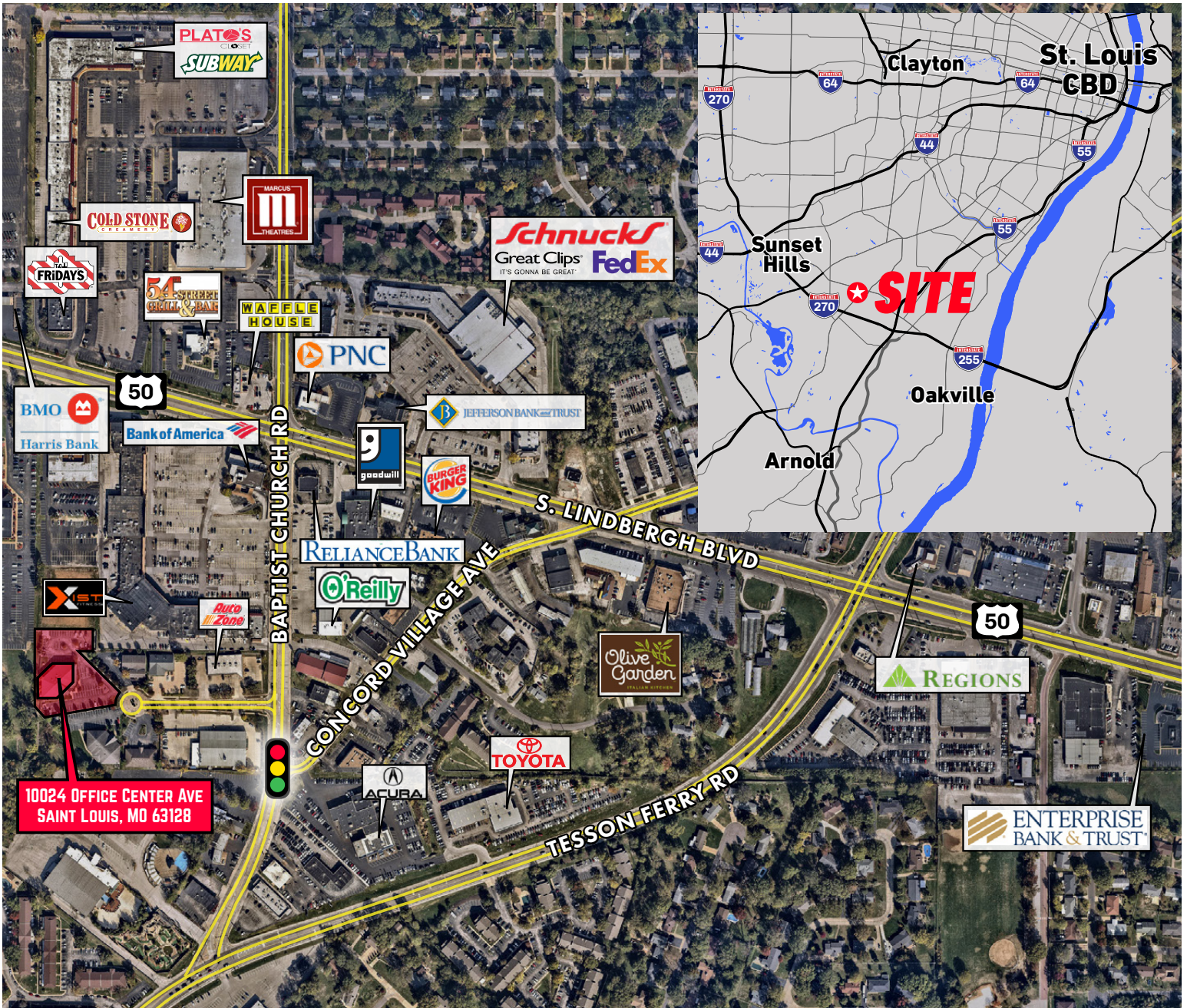
E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



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PHOTOS



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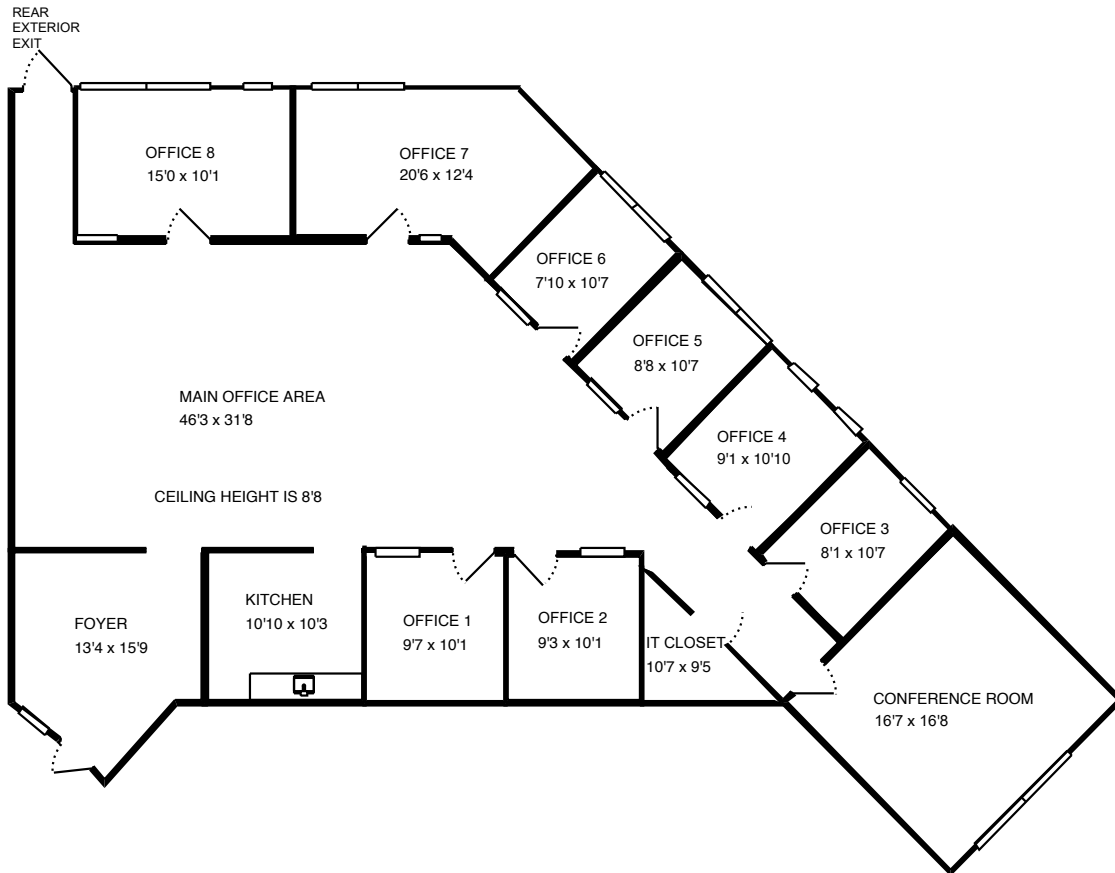
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SUITE 202 - 2861 SF



- This 2,861 SF office has 8 private offices providing greater physical separation for the office staff and large open "neighborhood" room for collaborative meetings.
- Internet access is essential and this property has fiber and a dedicated IT Closet for all your networking needs.
- Exterior rear entrance separate from the "public" access to the office.
- Stand alone, HVAC System-not shared with office users in the building.
- Operable Exterior Windows in 6-private offices and conference room provides "Fresh-Air" ventilation.
- Ultra Violet (UV) sterilization on the HVAC unit provides additional Covid protection for all employees and clients.
- Employee Kitchenette.
- A large exterior covered patio is available for collaborative employee gatherings and breaks.



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