

**SOUTH GRAND
CREATIVE OFFICE**



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
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**3030 SOUTH GRAND BOULEVARD
ST. LOUIS, MO 63118
4,000 S.F. | \$15.00/S.F. M.G.**

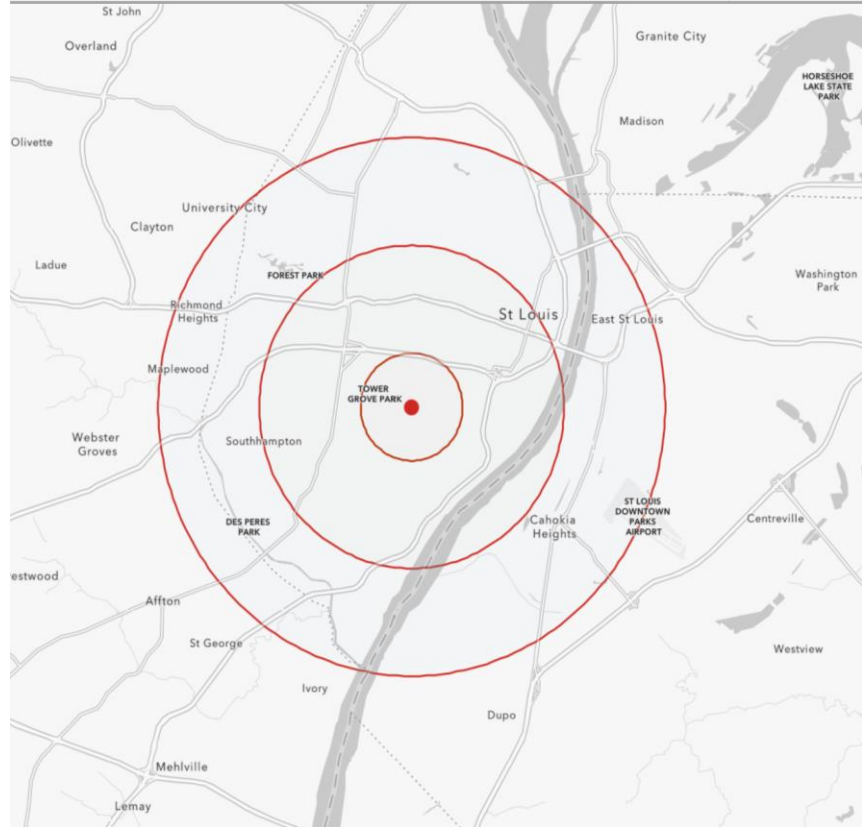
FOR LEASE

PROPERTY OVERVIEW



- **4,000 S.F. CONVENIENTLY LOCATED ON S. GRAND AND ARSENAL**
- **DIRECTLY ACROSS FROM TOWER GROVE PARK**
- **LARGE KITCHENETTE, 5 PRIVATE OFFICES, CONFERENCE ROOM, ELEVATOR, AND MULTIPLE STORAGE CLOSETS**
- **2 ADA-ACCESSIBLE RESTROOMS**
- **NEWLY REMODELED OUTDOOR DECK WITH PICNIC TABLES**
- **MODERN FINISHES**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		29,669	160,948	319,596
HOUSEHOLDS		13,912	79,569	153,294
AVERAGE HH INCOME		\$85,190	\$77,347	\$79,276



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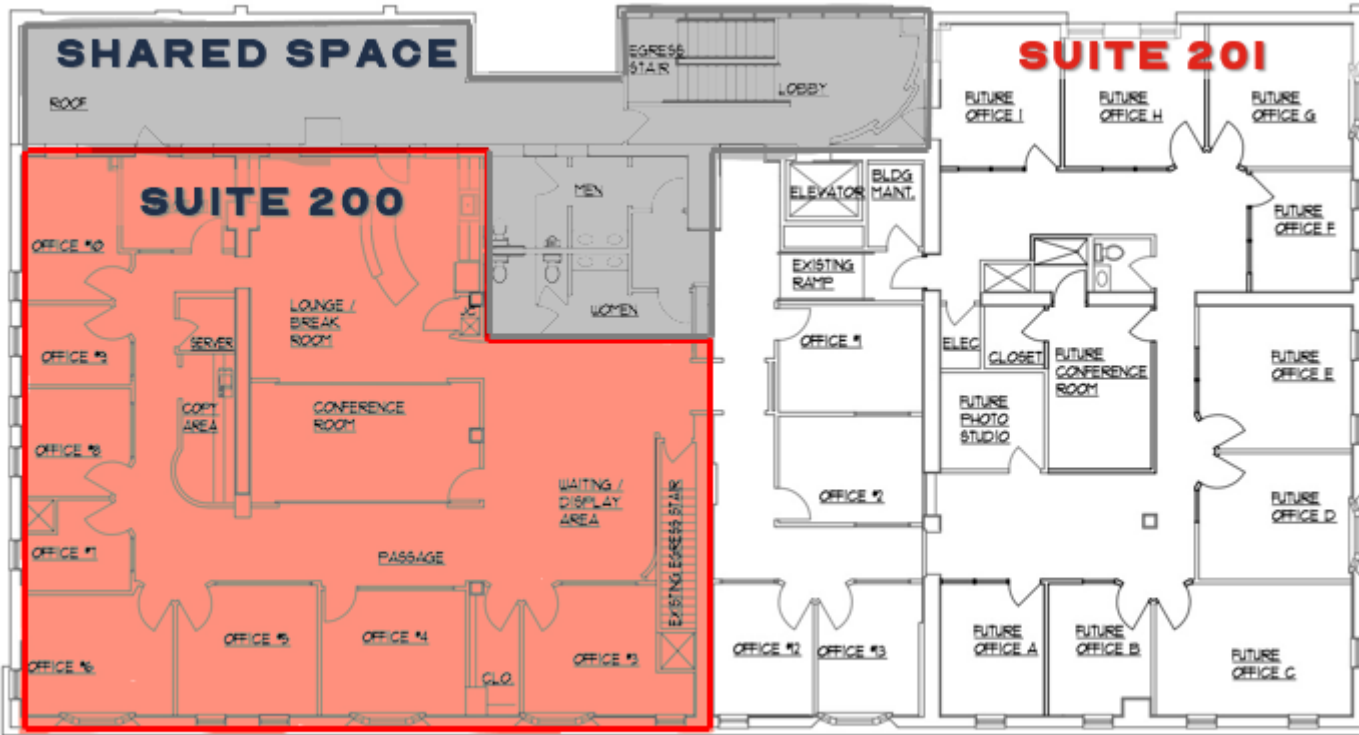
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SITE PLAN

PROPERTY PARKING LOT



ARSENAL STREET

SOUTH GRAND BOULEVARD

RETAIL SPACE

SUITE	STATUS	TENANT
3014 SOUTH GRAND BLVD.	LEASED	<i>BOTANICALS DESIGN STUDIO</i>
3016 SOUTH GRAND BLVD.	LEASED	<i>TRIBE DISPENSARY</i>
3024 SOUTH GRAND BLVD.	LEASED	<i>T-MOBILE</i>
3559 ARSENAL STREET	LEASED	<i>NAVIN'S BBQ</i>

OFFICE SPACE

SUITE	SQUARE FOOTAGE	LEASE RATE
SUITE 201	LEASED	-

SUITE 200 4,000 AVAILABLE

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