

3002 S Jefferson Ave
ST. LOUIS, MO 63118

FOR LEASE



TOTAL MONTHLY RENT: \$425-\$525



PROPERTY HIGHLIGHTS

Located in the trendy Benton Park West Neighborhood of S. St. Louis. 3-blocks south of Gravois Ave and 7 blocks west of I-55 on Arsenal Street, at the intersection of Jefferson Ave and Crittenden Street. The property is located on two Metro Bus Routes, #11-Chippewa, and #30 Arsenal, and is only 3 minutes from I-55 Exit 206 /Arsenal Street. This is a great location with many restaurants and amenities located nearby, including a US Post Office only 3 blocks north of the property.

- Jefferson Ave Office Suites
- 17 Space Private Parking Lot in the Rear of the Building
- Great Benton Park West Location
- 1st and 2nd Floor office available
- Kitchenettes and Restrooms on each floor
- 24/7 Access to the Offices
- Located on 2 Metro Bus Routes 11 & 30



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

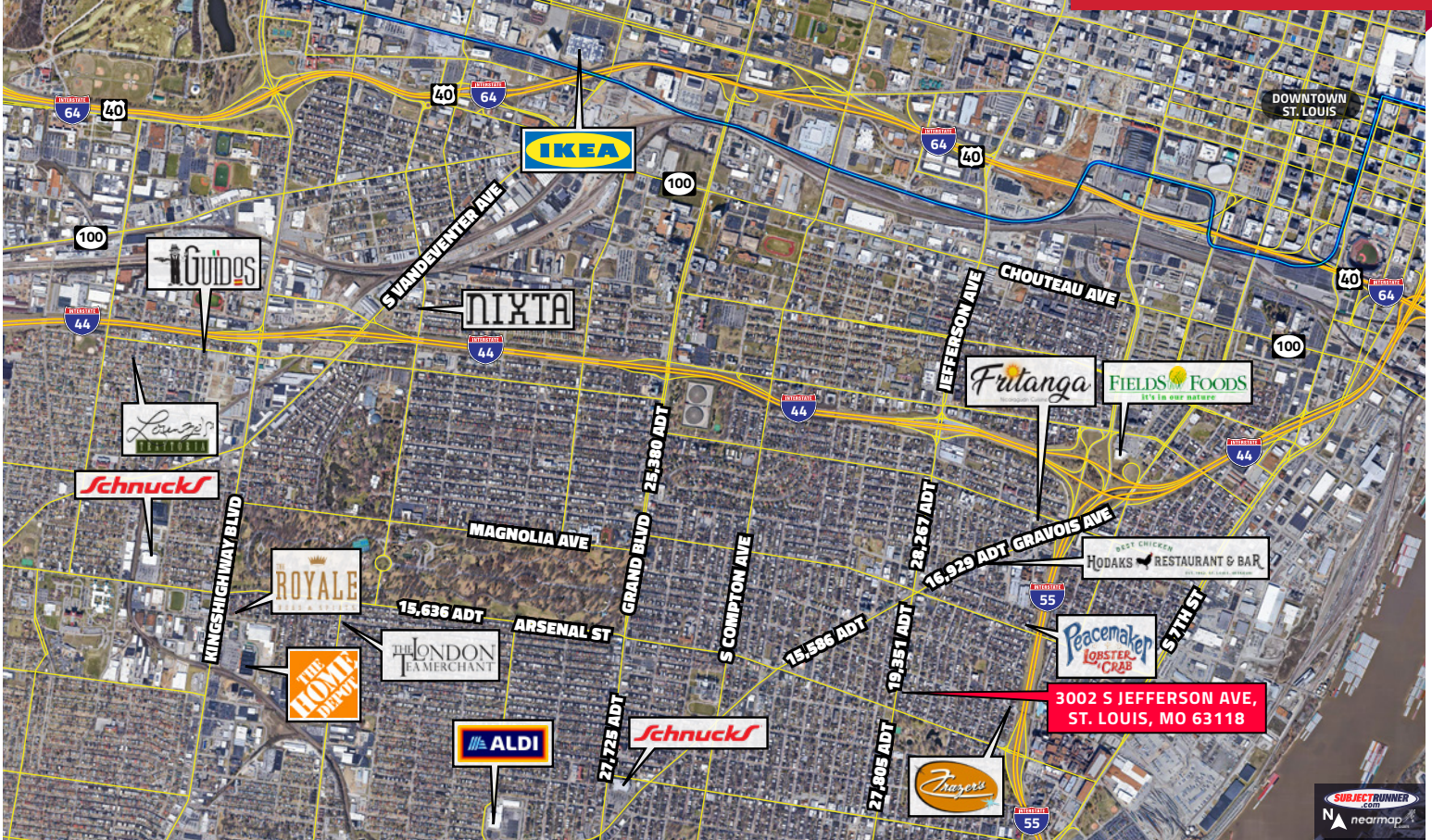
E-mail: Hal@cardinalrealtygroup.com

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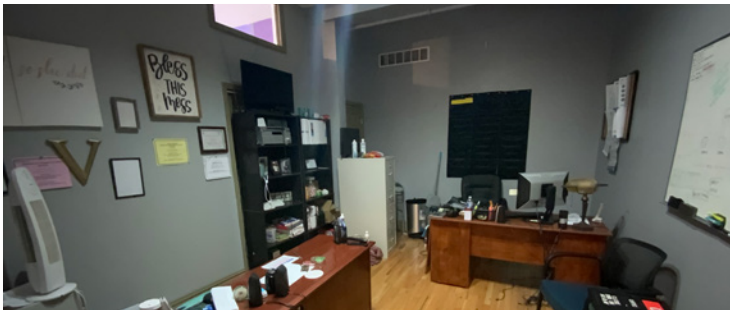
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INTERIOR & EXTERIOR PHOTOS



Jefferson Ave Office suites. Most offices are on the 2nd floor with one ground floor unit, which is ADA compliant. Office amenities include shared kitchenettes, restrooms on each floor, natural wood floors, fluorescent lighting, and 17 space parking lot at the rear of the property. You have 247 access to the offices. Monthly rent includes everything except phone and internet. One year lease is required. The building was renovated in 2009 and has updated electrical and plumbing systems.

3002 A SUITE 201-MONTHLY RENT \$425.00

It is an interior office with no windows located on the 2nd floor. The office has 10-foot ceilings, approximately 12' X 12-144 SF.

3002 A SUITE 202-MONTHLY RENT \$475.00

This is an exterior office with a window looking out to the rear parking lot. The office has newer grey laminate flooring and fluorescent lighting. The office is approximately 13' X 10'-130 SF.

3002 SUITE 206-MONTHLY RENT \$495.00

This is an exterior corner office with windows and exterior access to a small deck and access to the rear parking lot. The office has Berber carpet and fluorescent lighting. The office is approximately 12' X 11'=132 SF.

3006 SUITE 105-MONTHLY RENT \$525.00

Large Open Office is approximately 15' X 12'-178 SF. This Office is on the ground floor and is ADA accessible, including 2 shared restrooms and a kitchenette. The space has high ceilings-15 feet and track lighting. This is an interior space, but you do get some natural lighting from the Store front.



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