

For Lease | Office



2228 Ball Drive
21,227 RSF AVAILABLE

LEASE RATE:
\$12.95/RSF, NNN

Property Overview

PROPERTY DETAILS

- ◆ 21,277 RSF Office space available
- ◆ Building signage opportunity available
- ◆ Updated finishes - move in ready condition
- ◆ Flexible and open layout with multiple private offices, conference rooms, large training area, and break room.
- ◆ 14' ceilings throughout most of the office
- ◆ 100% office finish
- ◆ Abundant surface parking
- ◆ Located in the desirable Westport submarket just off of Page Avenue, with excellent visibility from Ball Drive.

DEMOGRAPHICS

| | 1 Miles | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| 2024 Population | 4,809 | 92,209 | 172,284 |
| Household Income | \$107,138 | \$103,436 | \$113,553 |
| Housing Value | \$266,788 | \$239,075 | \$257,573 |
| Daytime Population | 19,624 | 132,685 | 251,194 |
| # of Businesses | 867 | 5,557 | 10,526 |



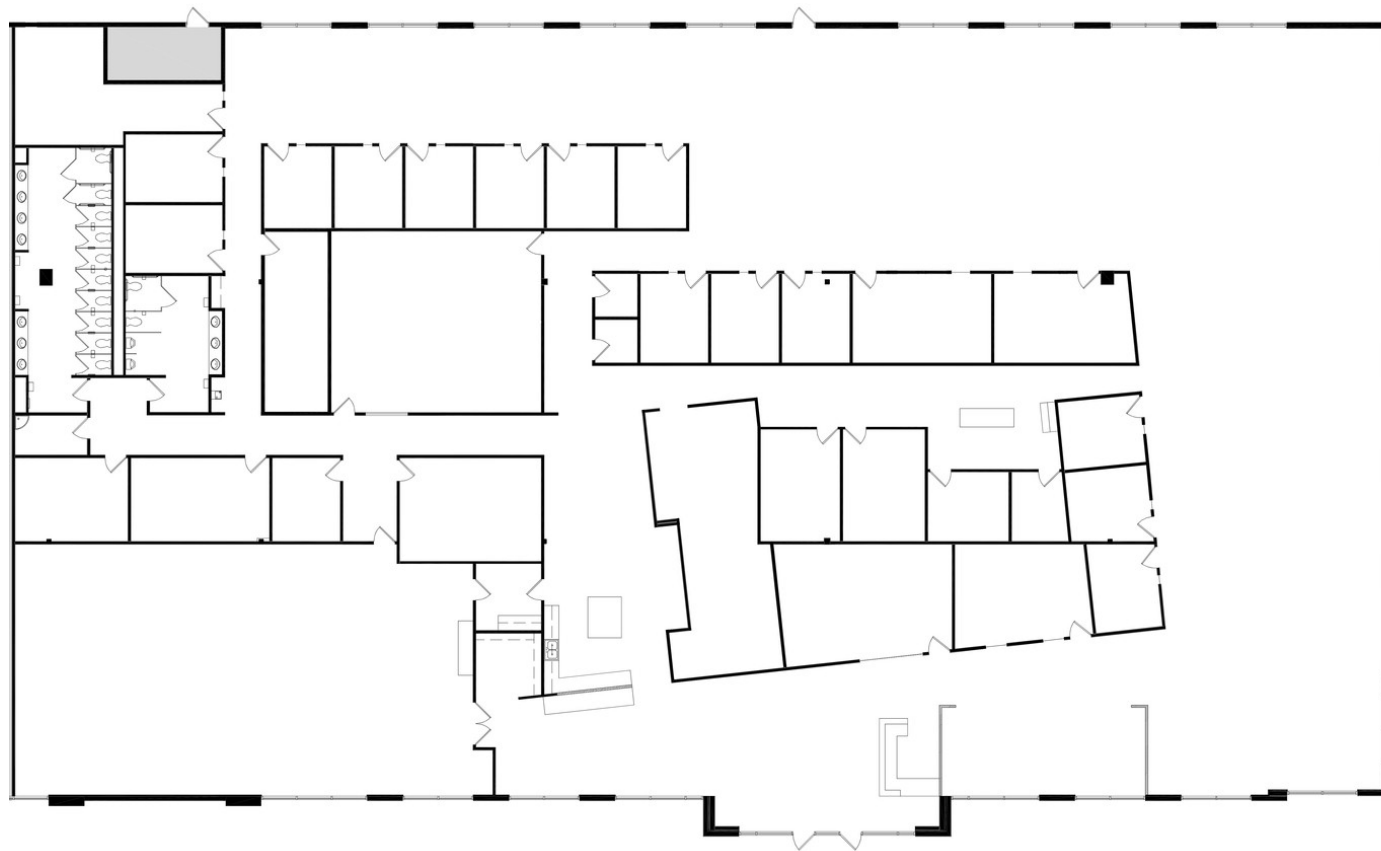
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LEASE RATE



Floor Plan

21,227 RSF



Amenity Map





2228 Ball Drive

ST. LOUIS, MO

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