

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

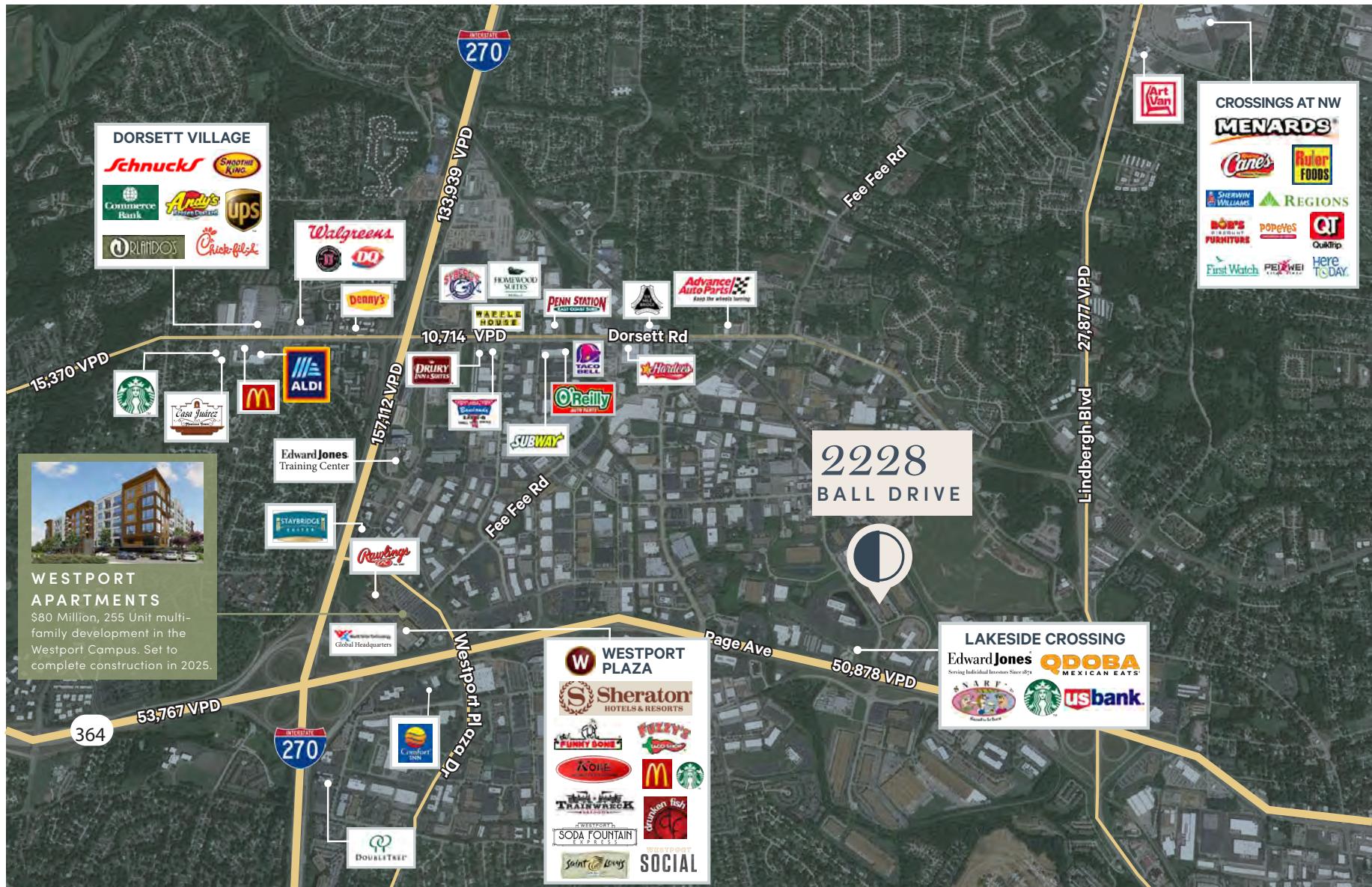


Floor Plan

21,227 RSF



Amenity Map





2228 Ball Drive

ST. LOUIS, MO

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