

for
lease



6744 clayton
st. louis, mo 63117

professional office suites
private offices & full suites

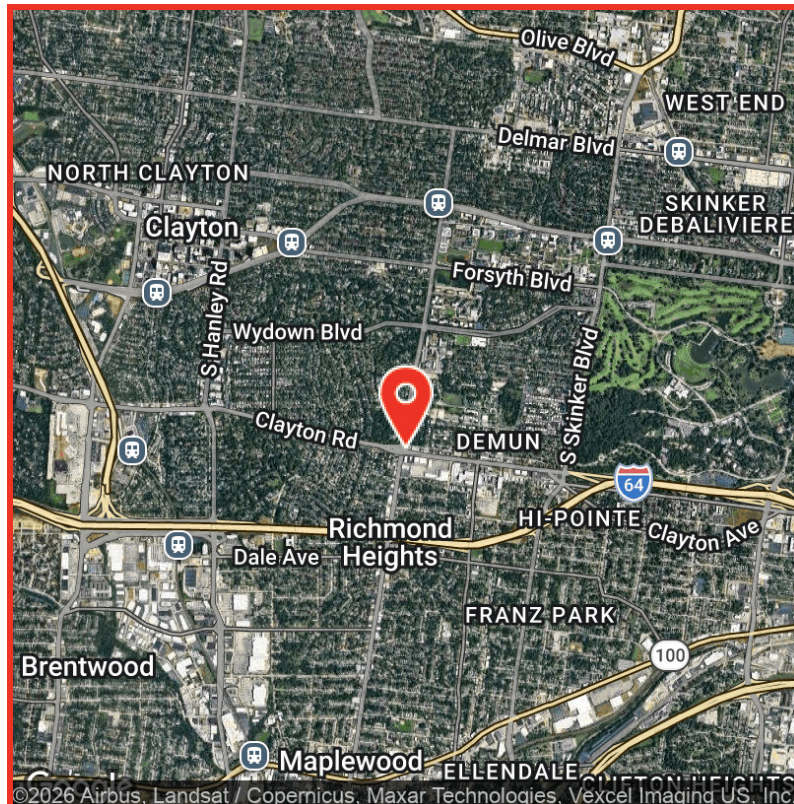


PROPERTY HIGHLIGHTS

- Prime location at Clayton & Big Bend
- Professional & medical office suites
- Multiple layouts available - small and medium suites
- Easy parking for customers and employees
- Easy access to major transportation routes

OFFERING SUMMARY

| | |
|----------------|---|
| Lease Rate: | \$22.00/SF (Gross) Suite rates on 2nd page |
| Available SF: | 150 - 1,829 SF |
| Building Size: | 24,600 SF |



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER

314.451.7471

GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TYLER ALMS

314.451.7897

TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|---------------------------------|
| Lease Type: | Gross | Lease Term: | Negotiable |
| Total Space: | 150 - 1,829 SF | Lease Rate: | \$995.00 - \$1,978.00 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------|-----------|-----------|------------|-------------------|---|
| Suite 102 | Available | 750 SF | Gross | \$1,375 per month | First floor medical office space, reception, waiting room & and office. |
| Suite 201 | Available | 600 SF | Gross | \$1,100 per month | Medical suite, small waiting room in hallway & larger main office. *CAN BE COMBINED WITH 202 & 208 |
| Suite 202 | Available | 654 SF | Gross | \$1,200 per month | 3 private offices, 1 private office with a kitchenette & reception. |
| Suite 208 | Available | 575 SF | Gross | \$1,054 per month | Waiting area & large office/ treatment room. |
| Suite 221 | Available | 1,079 SF | Gross | \$1,978 per month | Largest suite available, 4 private offices & waiting room in the front. Could be devisable for singular private office use. |
| Private Offices | Available | 150 SF | Gross | \$995 per month | Small private office, located in Suite 221. |



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER
314.451.7471

GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TYLER ALMS

314.451.7897

TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

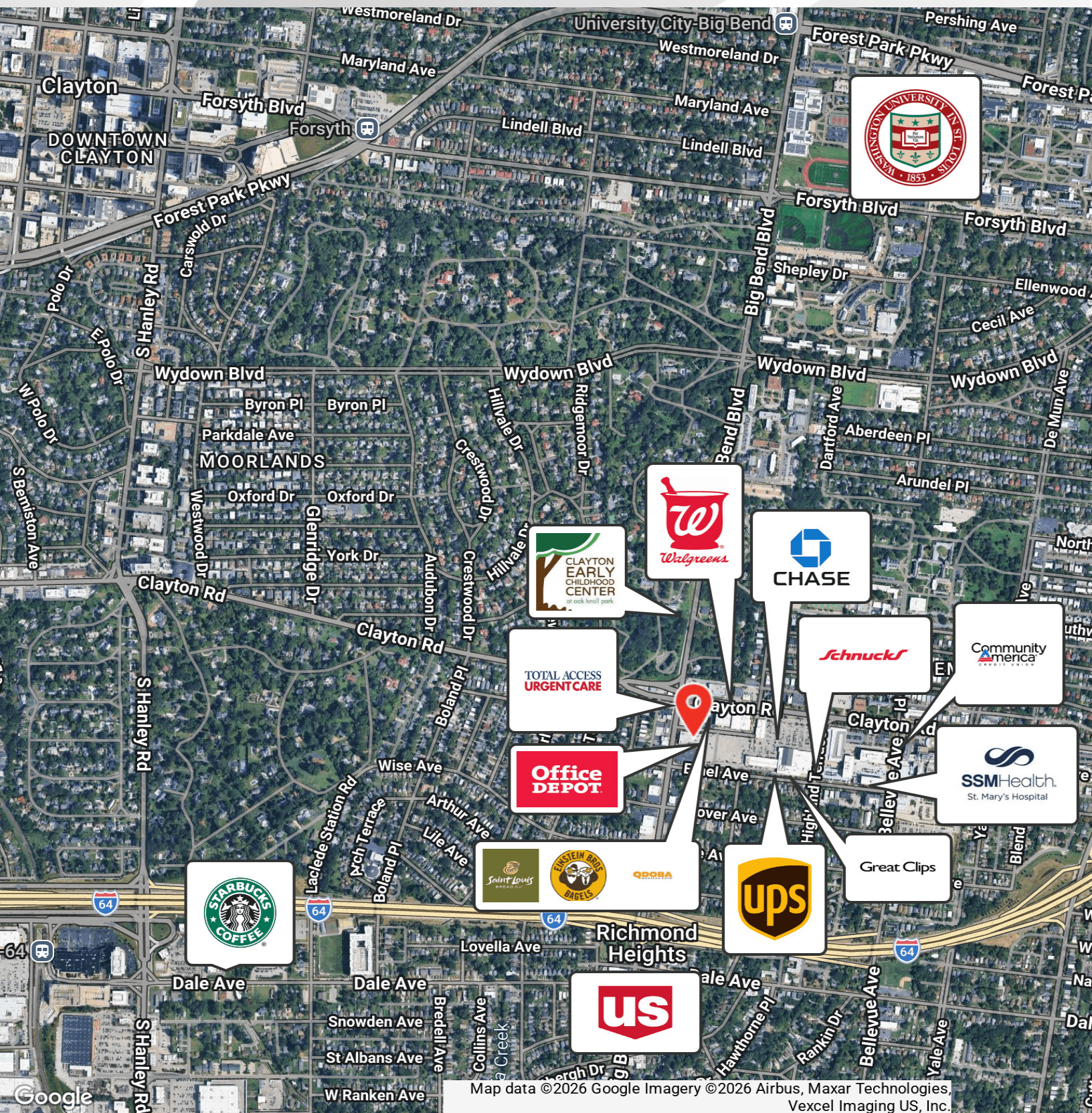
GAREN LAFSER
314.451.7471

GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TYLER ALMS
314.451.7897

TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER

314.451.7471

GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TYLER ALMS

314.451.7897

TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

Downtown Clayton



Downtown St. Louis



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER

314.451.7471

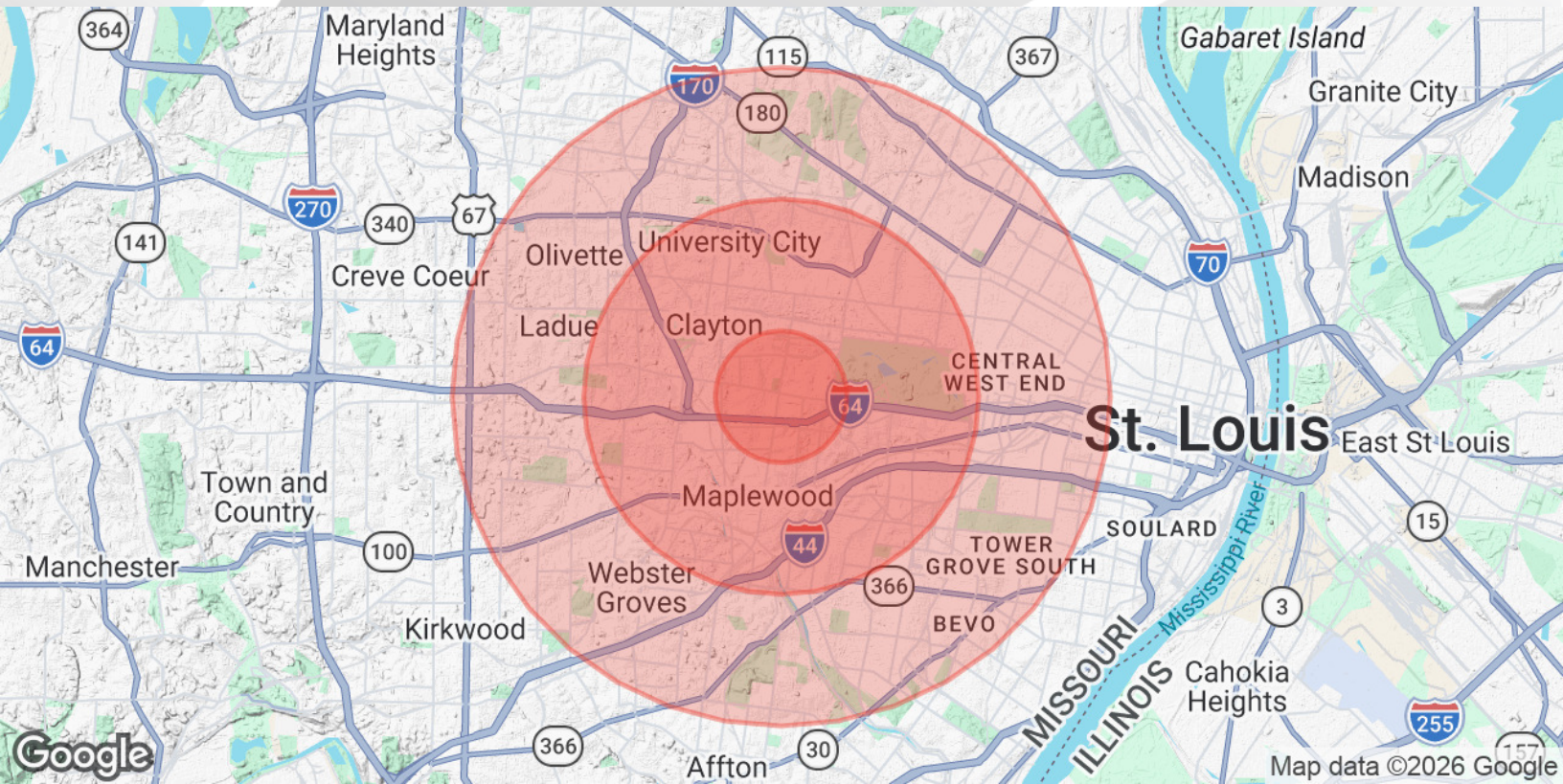
GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TYLER ALMS

314.451.7897

TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



POPULATION

1 MILE

3 MILES

5 MILES

| | | | |
|----------------------|--------|---------|---------|
| Total Population | 18,388 | 130,786 | 334,684 |
| Average Age | 34.6 | 37.1 | 38.4 |
| Average Age (Male) | 35.3 | 36.3 | 37.1 |
| Average Age (Female) | 35.2 | 37.9 | 39.6 |

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,853 | 62,312 | 156,300 |
| # of Persons per HH | 2.3 | 2.1 | 2.1 |
| Average HH Income | \$155,503 | \$131,176 | \$113,457 |
| Average House Value | \$562,948 | \$407,720 | \$363,937 |

2023 American Community Survey (ACS)



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

GAREN LAFSER

314.451.7471

GLAFSER@SALIENTREALTYGROUP.COM
PRESIDENT & DESIGNATED BROKER

TYLER ALMS

314.451.7897

TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.