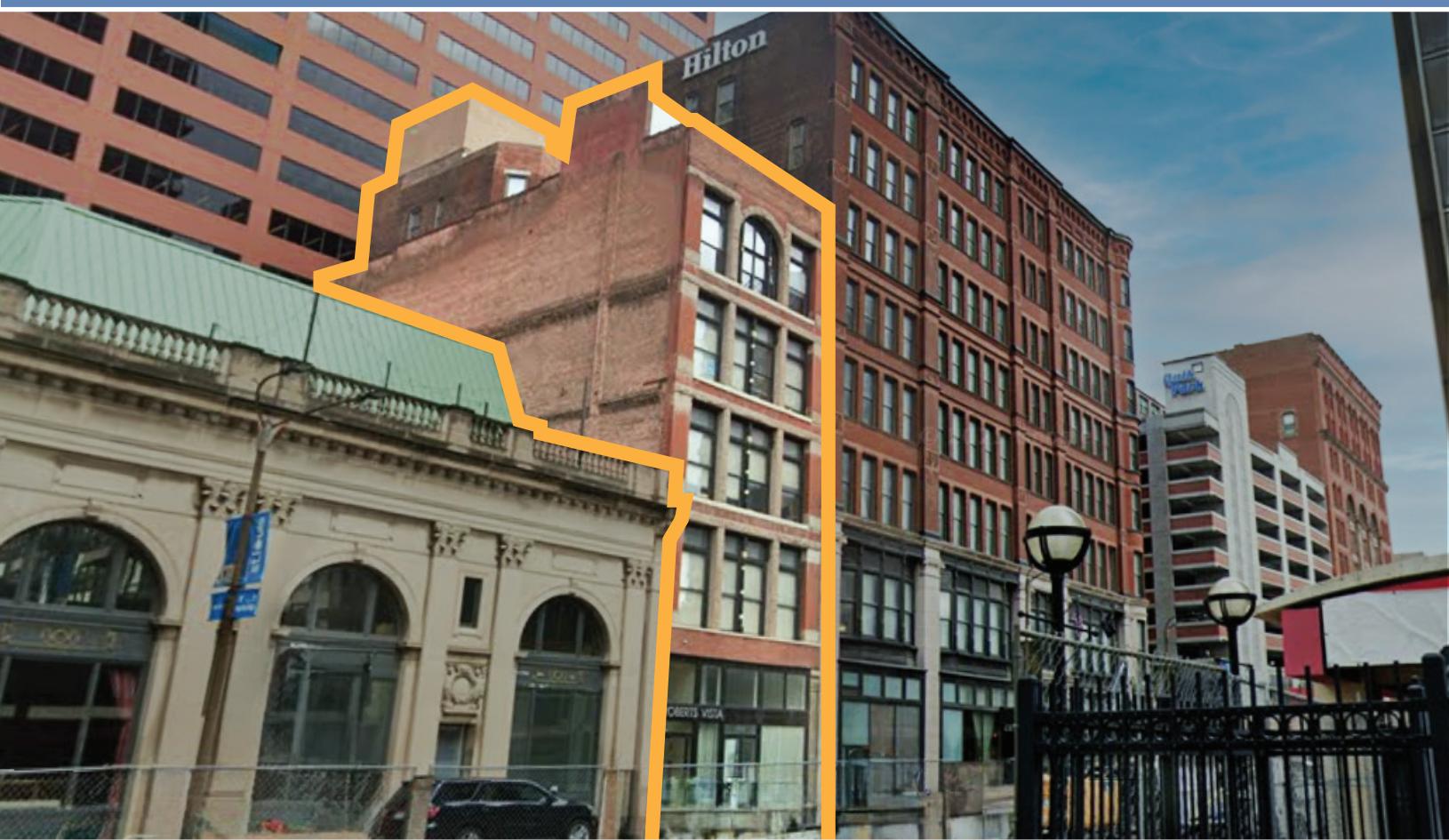


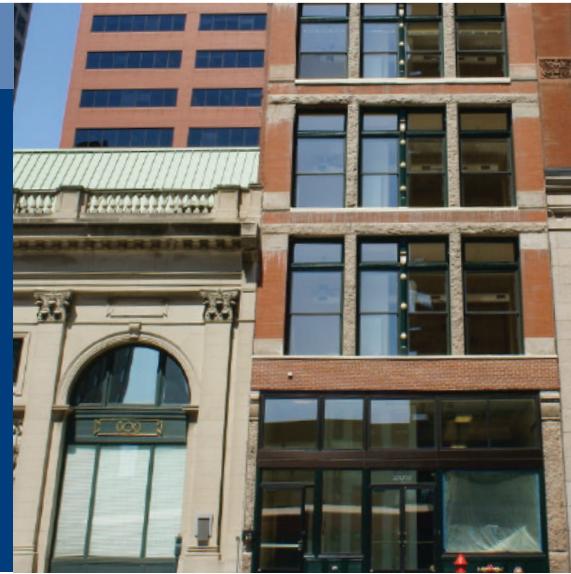
# FOR LEASE

209 N. 4th Street  
St. Louis, MO 63102



## PROPERTY HIGHLIGHTS

- 4,400± SF available
- First floor/lower level combo
- New restrooms (ADA compliant)
- White box condition
- Access to plenty of parking
- Minutes from St. Louis's most notable attractions and amenities
- Across from \$195M Mansion House apartment complex renovation
- 4 Blocks from \$670M mixed-use Millennium Hotel redevelopment
- **LEASE RATE: \$12.50 PSF NNN**



## CONTACT US:

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Vice President

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[mroberts@gundakercommercial.com](mailto:mroberts@gundakercommercial.com)

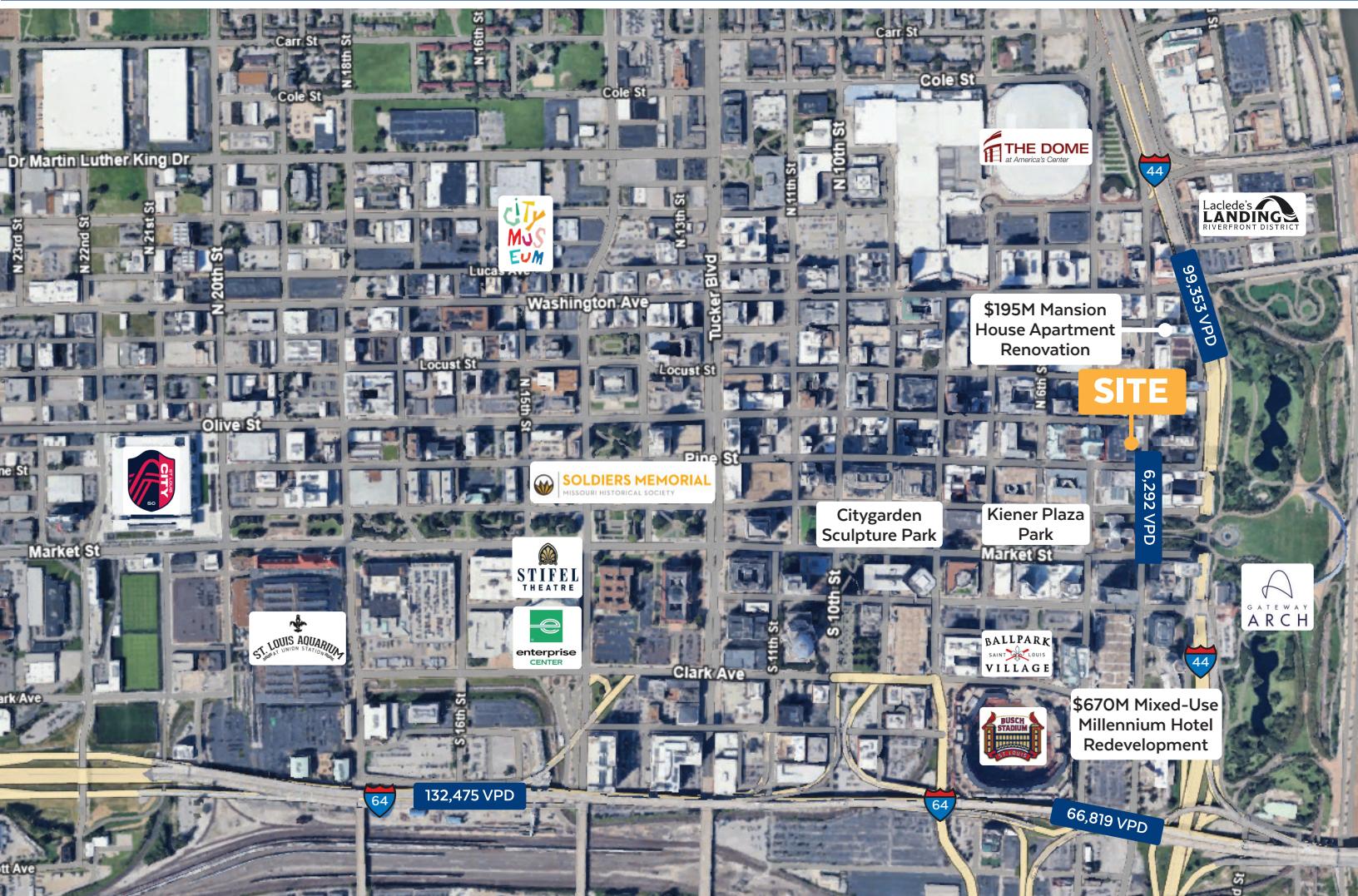


**GUNDAKER**  
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# AERIAL MAP AND DEMOGRAPHICS



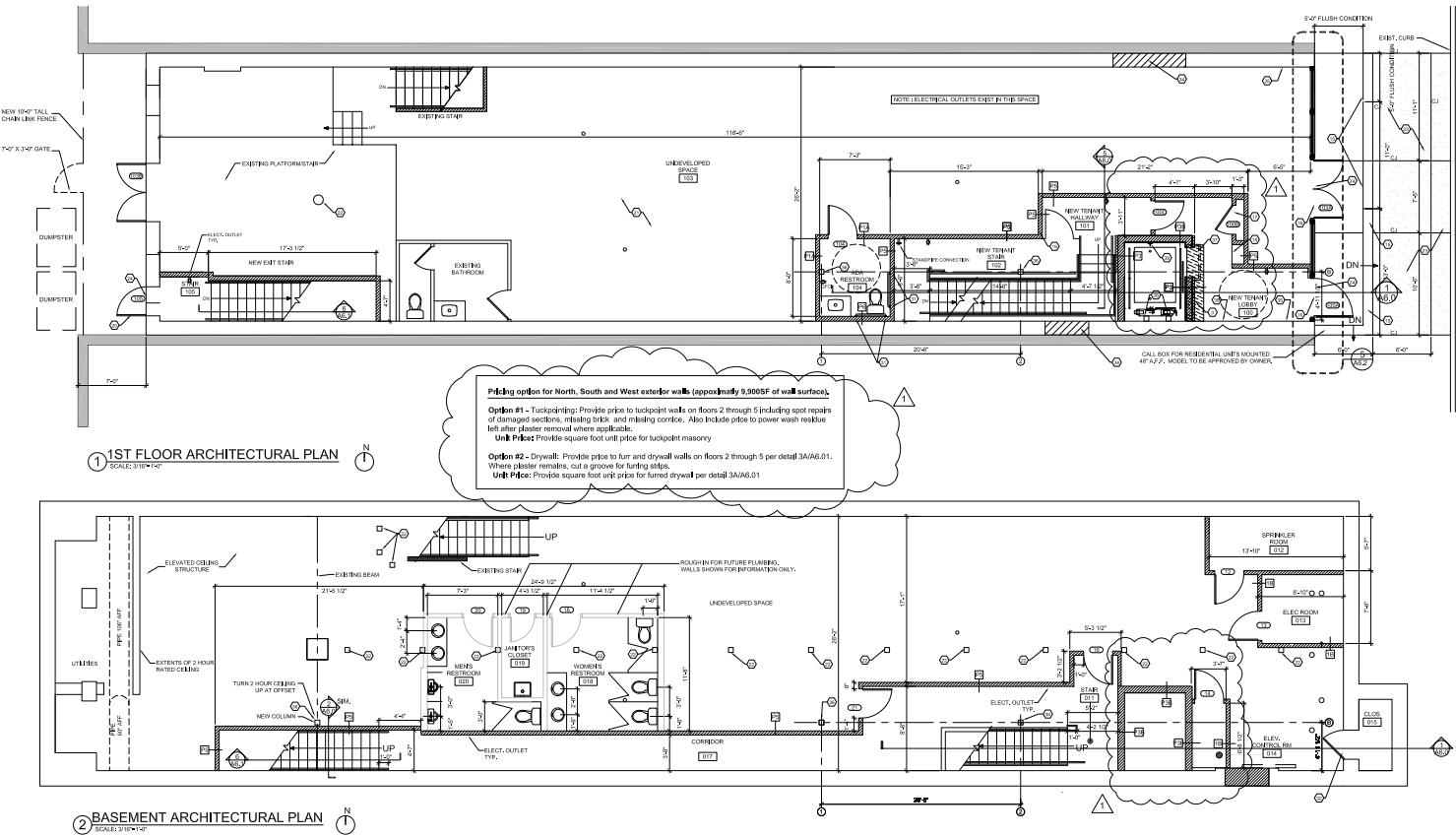
DEMOGRAPHICS	1 MILE	3 MILES
Population	11,481	66,801
Households	6,893	32,747
Avg HH Income	\$80,466	\$67,312
Employees	51,049	120,066

TRAFFIC	
N. 4th Street and Lucas Ave.	6,292 VPD
I-70 and Washington Ave.	99,353 VPD
I-64 and S. 4th St.	66,819 VPD
I-64 and S. 18th St.	132,475 VPD

## ABOUT SURROUNDING AREA

Located in the heart of the bustling 4th St. Entertainment and Business District, this prime location offers unparalleled access to St. Louis's most notable attractions and amenities. Just blocks away from the St. Louis Convention Center, Citygarden Sculpture Park, Kiener Plaza Park, St. Louis City Library, Soldiers Memorial, Stifel Theatre, Enterprise Center, City Museum, and the Edward Jones Dome, it places you at the center of the city's energy. Only one block from the \$400 million renovated St. Louis Gateway Arch, Busch Stadium, Ballpark Village, and the St. Louis Aquarium at Union Station, and within a mile of the CityPark Soccer Stadium, it's perfectly positioned for both work and play. The site is just two blocks from Horseshoe Casino, surrounded by densely occupied office and residential buildings, and centered between more than eight hotels, ensuring a constant flow of visitors and activity year-round.

# FLOOR PLAN AND INTERIOR PHOTOS



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