

# OFFICE / WAREHOUSE SPACE FOR LEASE

3644 SCARLET OAK, BLVD  
ST. LOUIS, MO. 63122



**OFFICE SPACE**

\$12 SQ FT

**WAREHOUSE SPACE**

\$7.95 SQ FT

# KING

REALTY ADVISORS

**BRYAN KING**

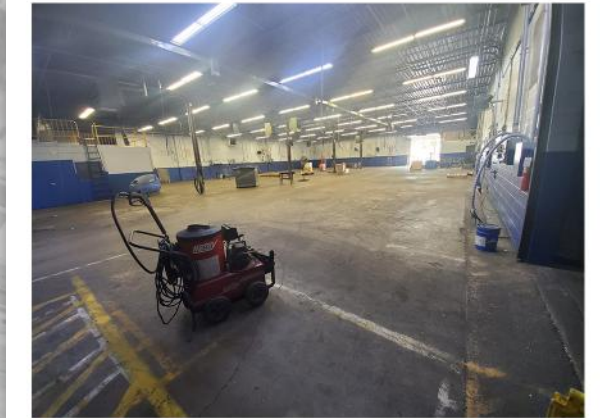
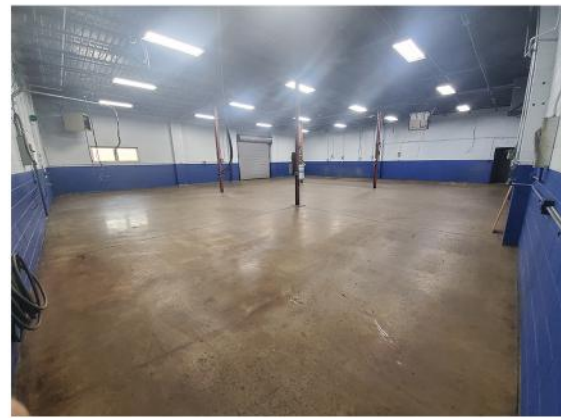
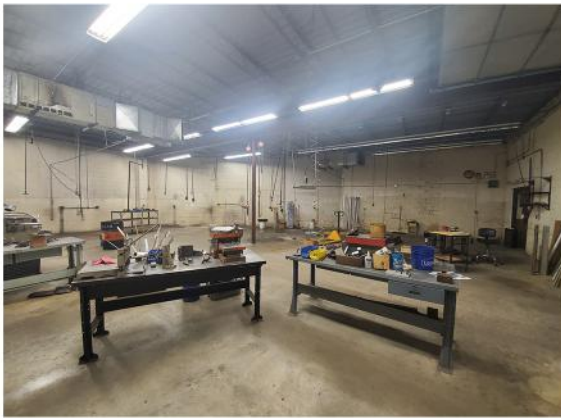
**314.588.1900**

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# PROPERTY HIGHLIGHTS

- 4,306 SQ FT OF OFFICE SPACE – FULLY RENOVATED IN 2020
- UP TO 5,248 SQ FT OF ADJACENT WAREHOUSE SPACE
- ~36,000 SQ FT OUTDOOR STORAGE SPACE AVAILABLE SEPERATELY
- LOADING DOCK ACCESS
- GREAT LOCATION JUST OFF HWY 270 & BIG BEND
- OFFICE AND WAREHOUSE CAN BE LEASED TOGETHER OR SEPERATELY



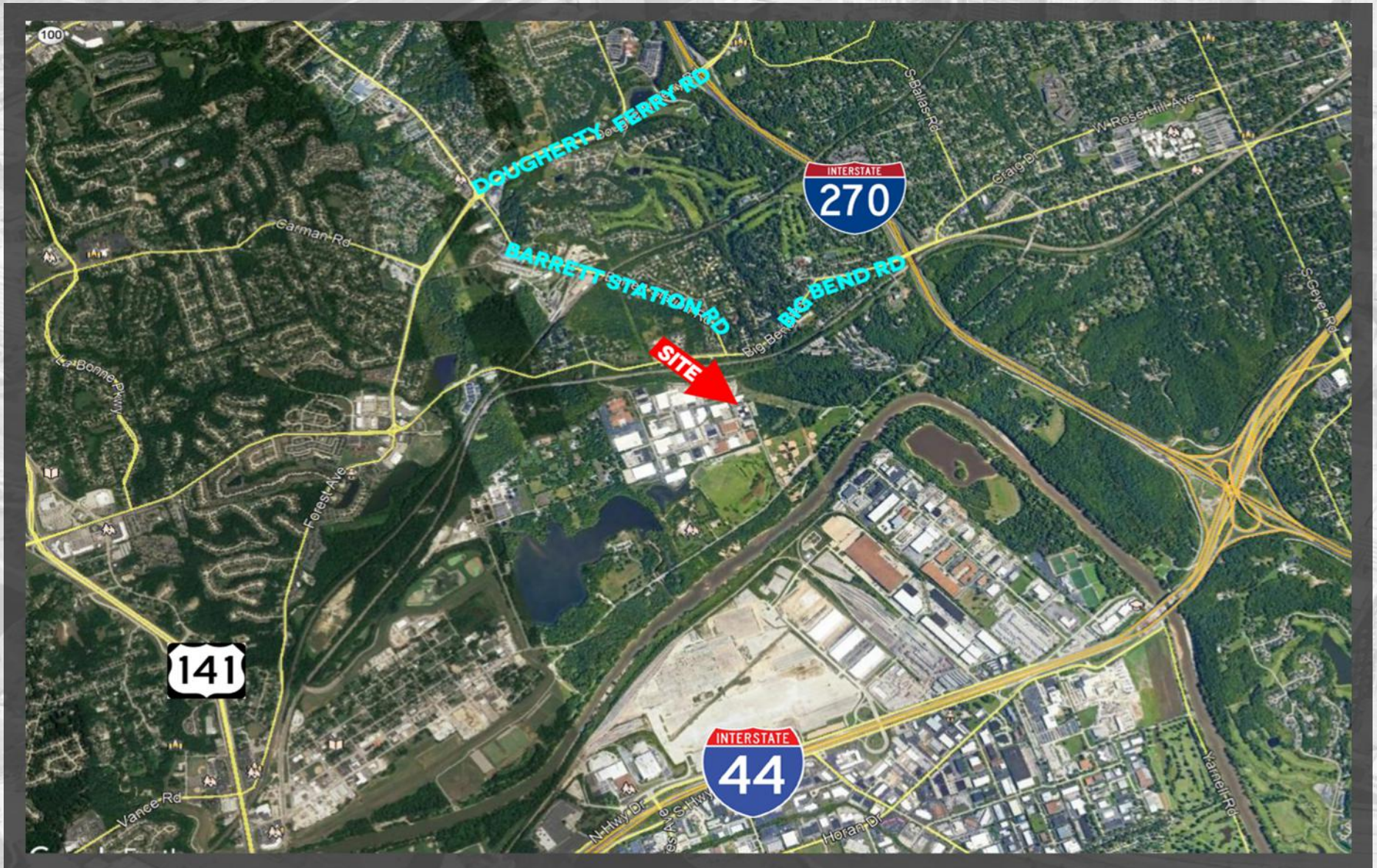


# AERIAL VIEW





# WORLD VIEW





# FLOOR PLAN

The floor plan shows a large rectangular building layout. The leftmost section is outlined in green and labeled '2,095 SQ FT'. The middle section is outlined in blue and labeled '3,153 SQ FT'. The rightmost section is outlined in red and labeled '4,306 SQ FT'. This red-outlined section contains several smaller rooms, including a 'LUNCH ROOM', 'SERVER ROOM', 'CONFERENCE' room, and 'OFFICE' space. The plan also shows various other rooms like 'BIE SHELF', 'TEMP STAGING', and 'ELEVATOR SHAFT'. The building is situated on a street corner, with '1115 H15 TOYODA' and '1108 H8 TOYODA' visible on the adjacent streets.

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