



# FOR SALE/ LEASE

4451-4455 TELEGRAPH RD  
SAINT LOUIS, MO 63129



17,898 SF on  
1.58 AC



2 Level, Multi-  
Tenant Building



Highly Trafficked  
Corridor



Pylon Signage  
Available



Contact  
Broker

Mark Kornfeld  
mkornfeld@sansonegroup.com

Grant Mechlin, CCIM  
gmechlin@sansonegroup.com

Jackie Hall  
jhall@sansonegroup.com

## Property Features

- 2-Level Retail/Office Building, 17,898 SF GLA
- Owner/User Opportunity
- Up to 3,762 SF Available For Lease
- Pylon Signage Available

## Tenant Index

SUITE	TENANT	SF
<b>2ND FLOOR - RETAIL</b>		
200-240	Teal Cannabis	5,650
250-260	St. Louis Pain Center	3,136
<b>1ST FLOOR - OFFICE</b>		
100A	Mid America Diamonds	550
100B	Top Level Cleaning	600
110	Enjoy Your Health	920
120	AVAILABLE	1,254
130	AVAILABLE	1,254
140	AVAILABLE	1,254
150 & 160	RS Financial	2,428

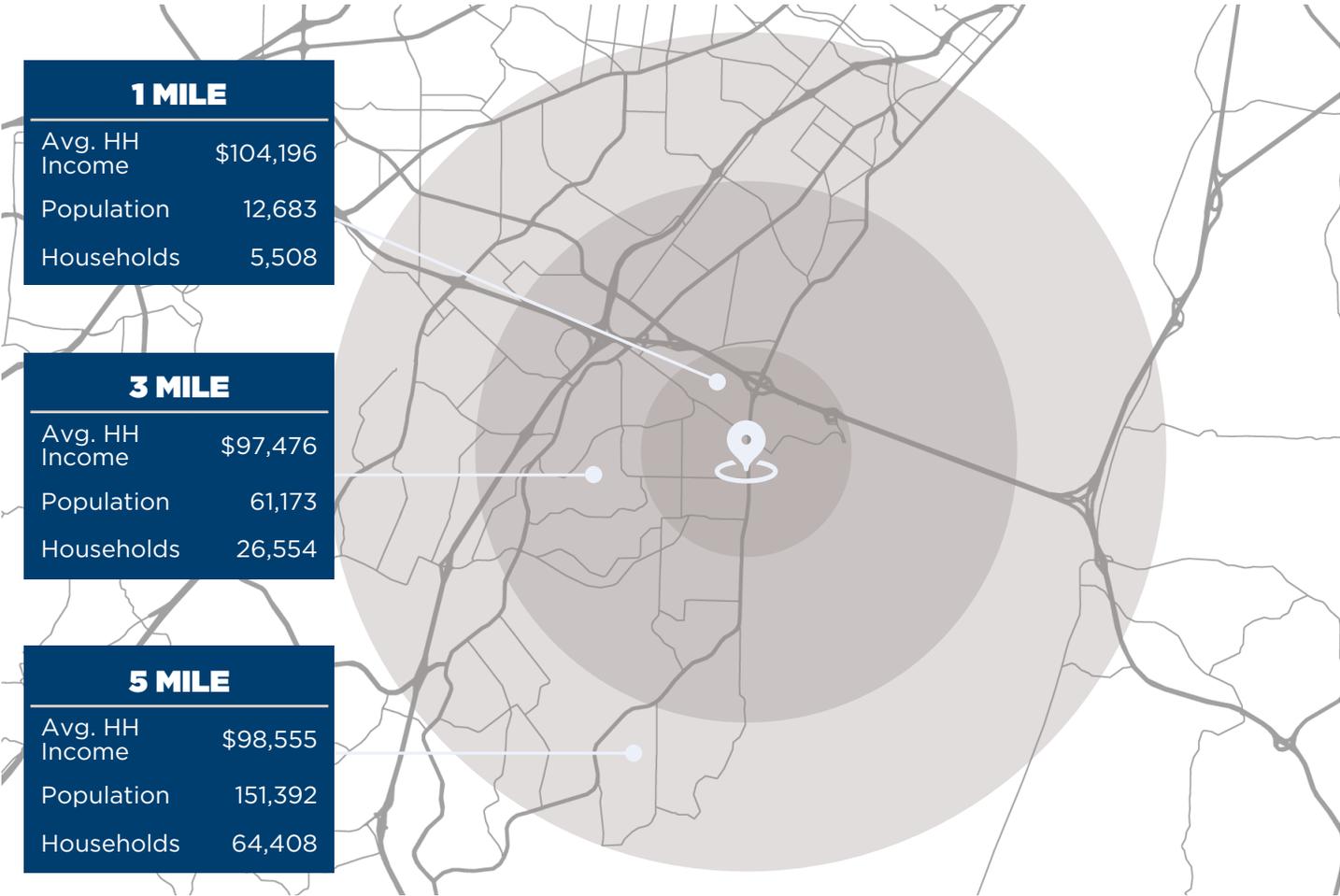


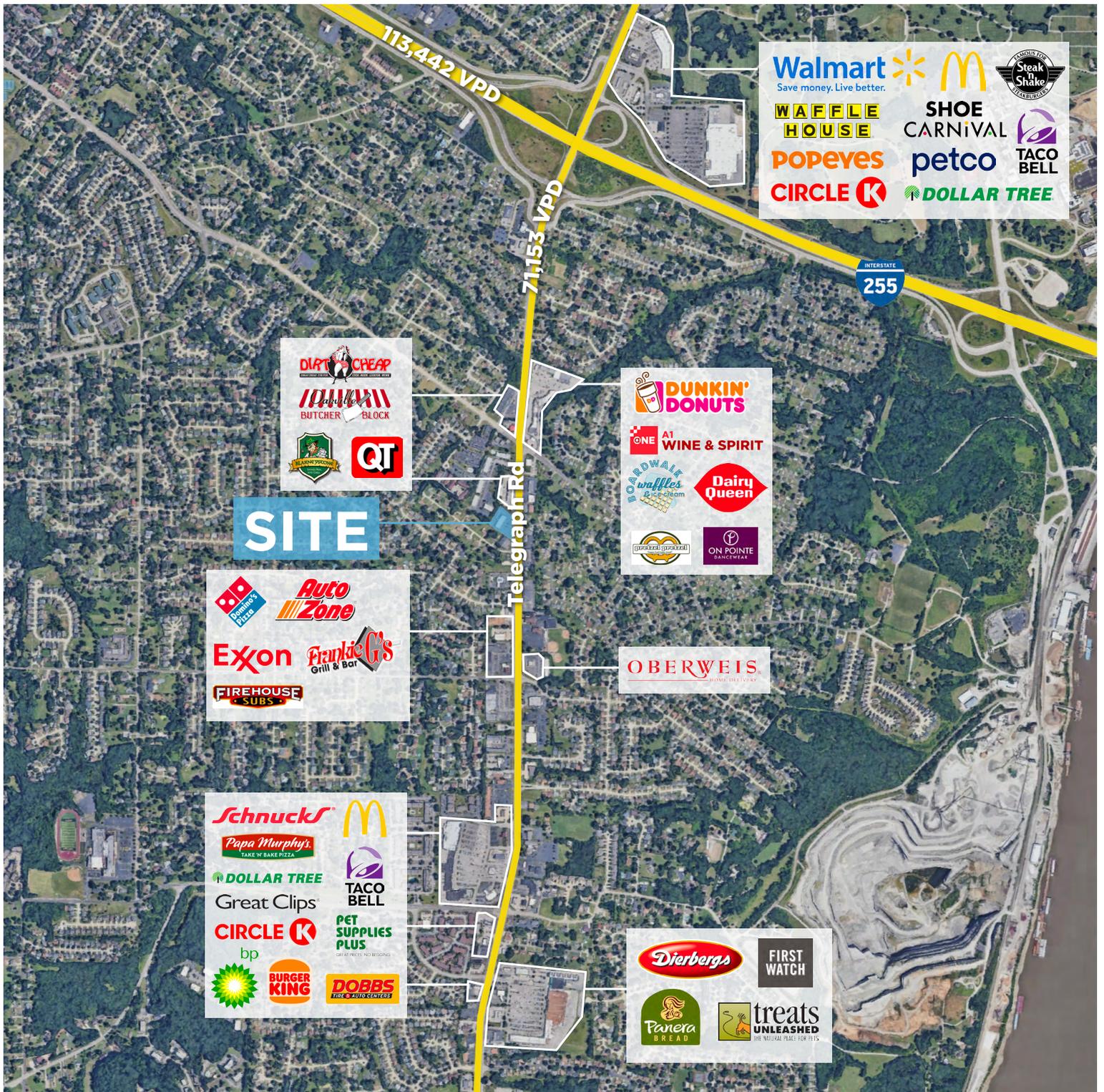
= AVAILABLE  
 = LEASE PENDING





## Area Demographics





Mark Kornfeld  
mkornfeld@sansonegroup.com

Grant Mechlin, CCIM  
gmchlin@sansonegroup.com

Jackie Hall  
jhall@sansonegroup.com



314.727.6664

[SANSONEGROUP.COM](http://SANSONEGROUP.COM)

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.