

**DOWNTOWN
TURN-KEY
EDUCATIONAL SPACE**



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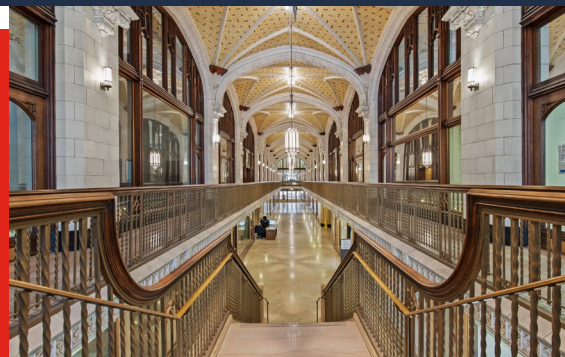
ARCADE BUILDING

812 OLIVE STREET

ST. LOUIS, MO 63101

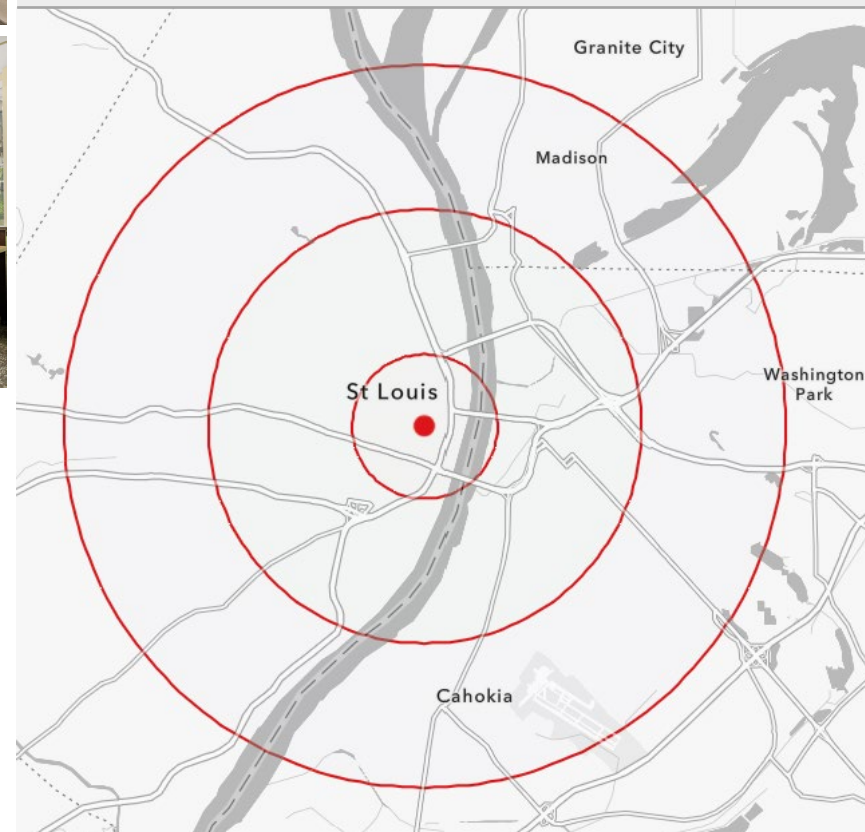
54,507 S.F. | \$12.00/S.F. F.S.G.

PROPERTY INFORMATION



- 54,507 S.F.- FIRST, MEZZANINE AND SECOND FLOORS
- MIXTURE OF CLASSROOMS OF VARYING SIZES, PRIVATE OFFICE SPACES, CONFERENCE ROOMS AND RETAIL SPACES
- AUDITORIUM WITH 160-PERSON SEATING
- GALLERY SPACE WITH OLIVE STREET MAIN LEVEL FRONTAGE
- 40 PRIVATE UNDERGROUND PARKING SPACES
- SECURED TENANT ACCESS CAPABILITIES
- LEASE TERM EXPIRES OCTOBER 31ST, 2035

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,477	73,044	199,228
HOUSEHOLDS		8,862	37,252	99,858
AVERAGE HH INCOME		\$85,516	\$82,794	\$83,805



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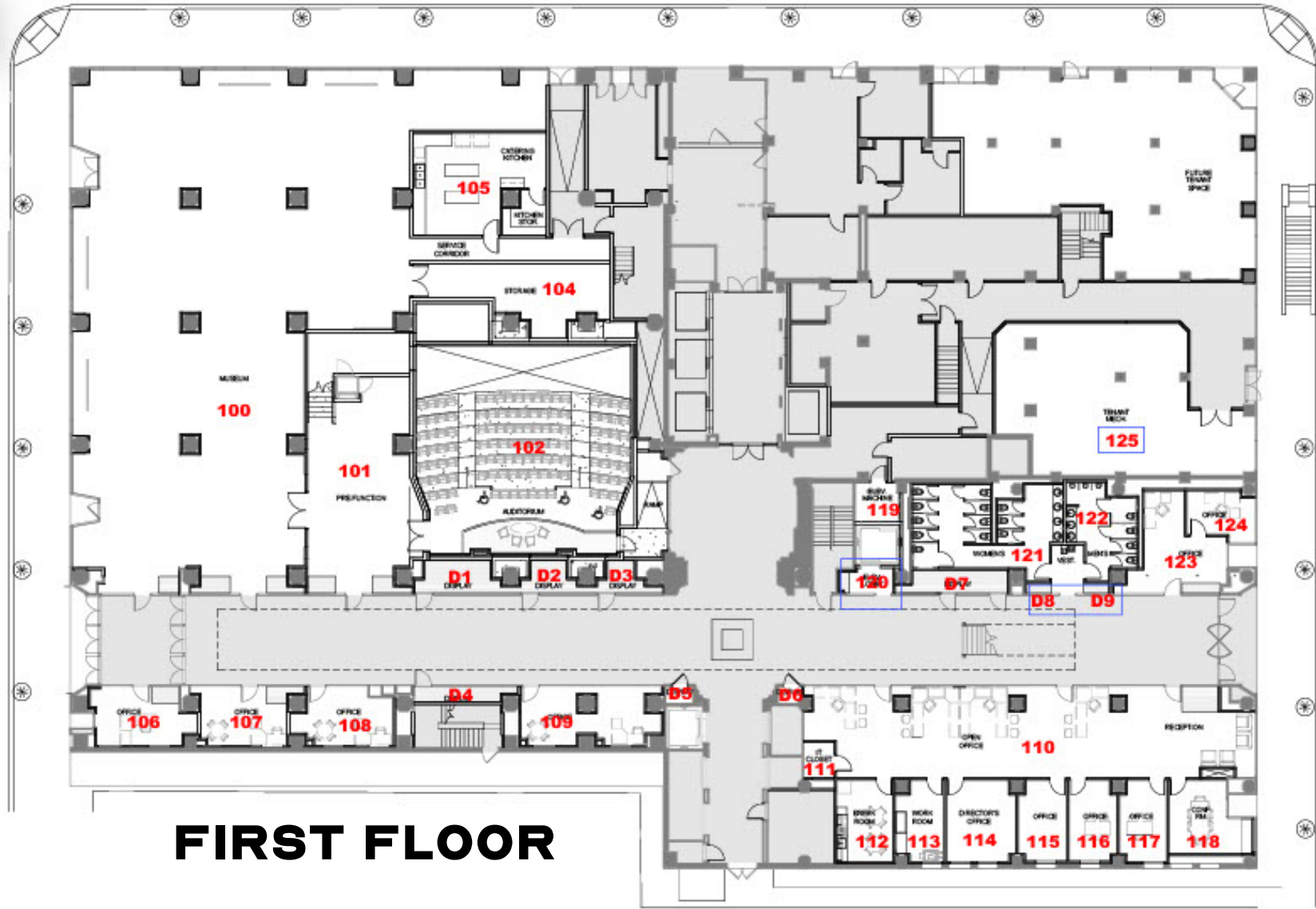
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AERIAL



FIRST FLOOR

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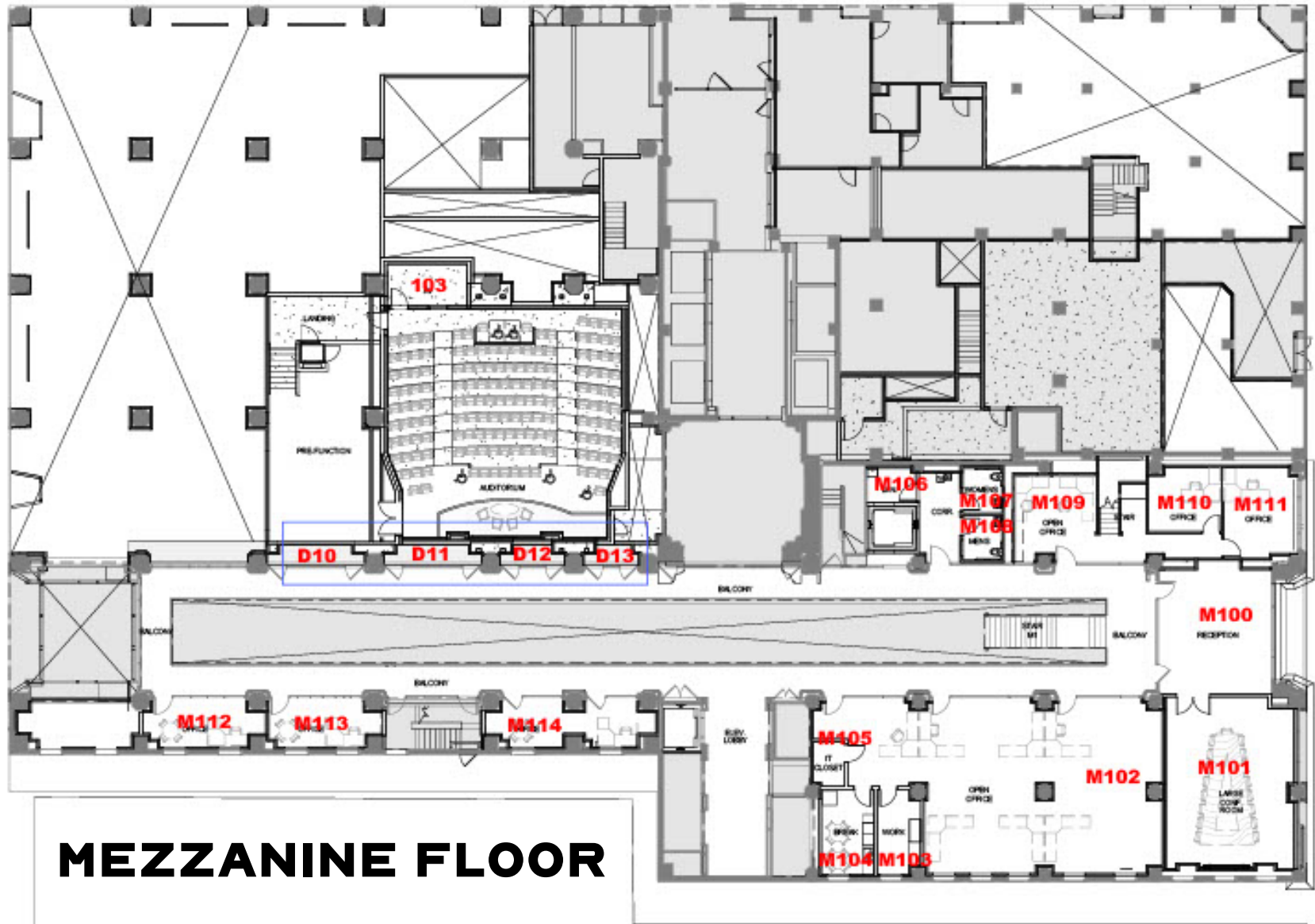
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MEZZANINE FLOOR

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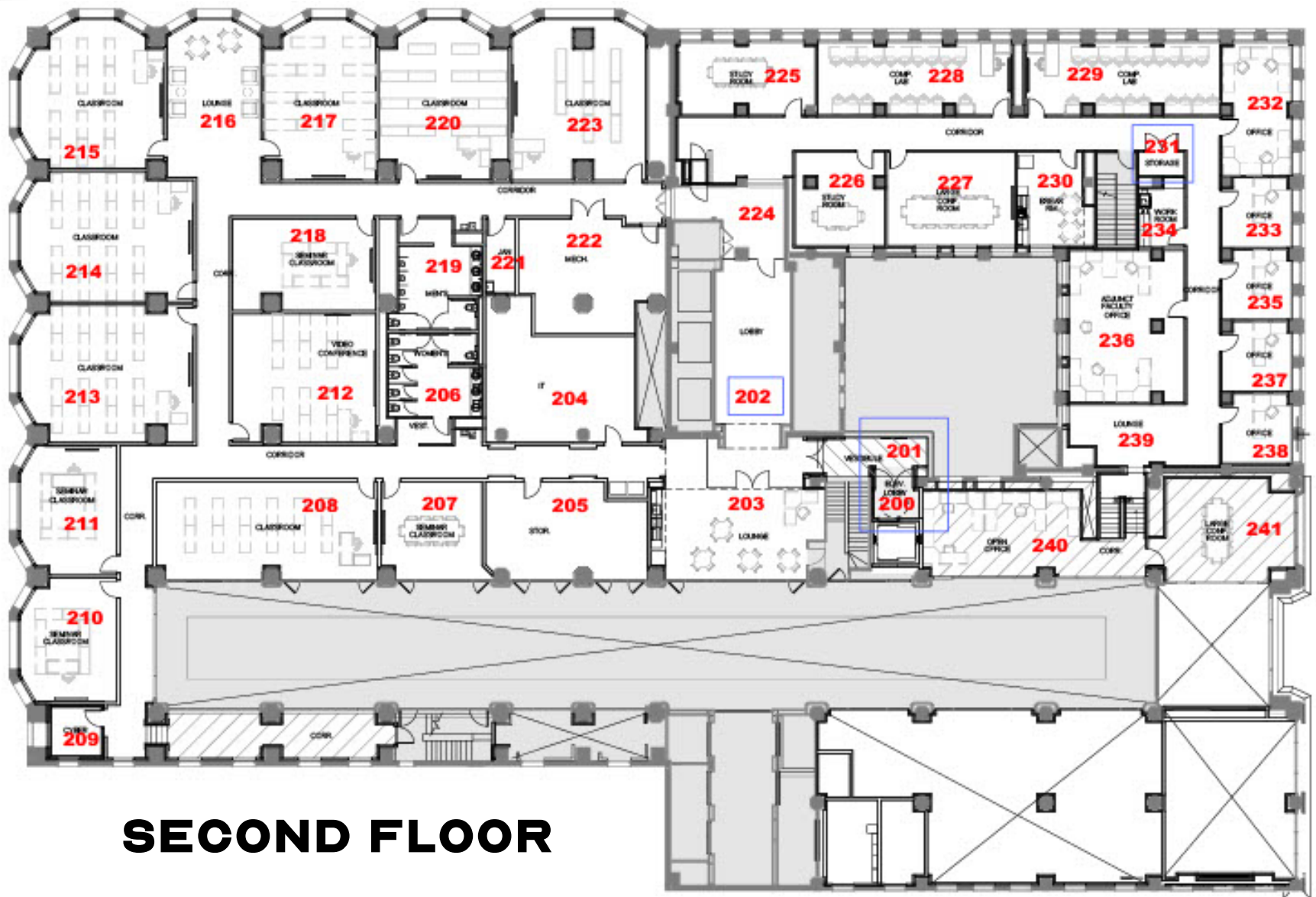
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SECOND FLOOR

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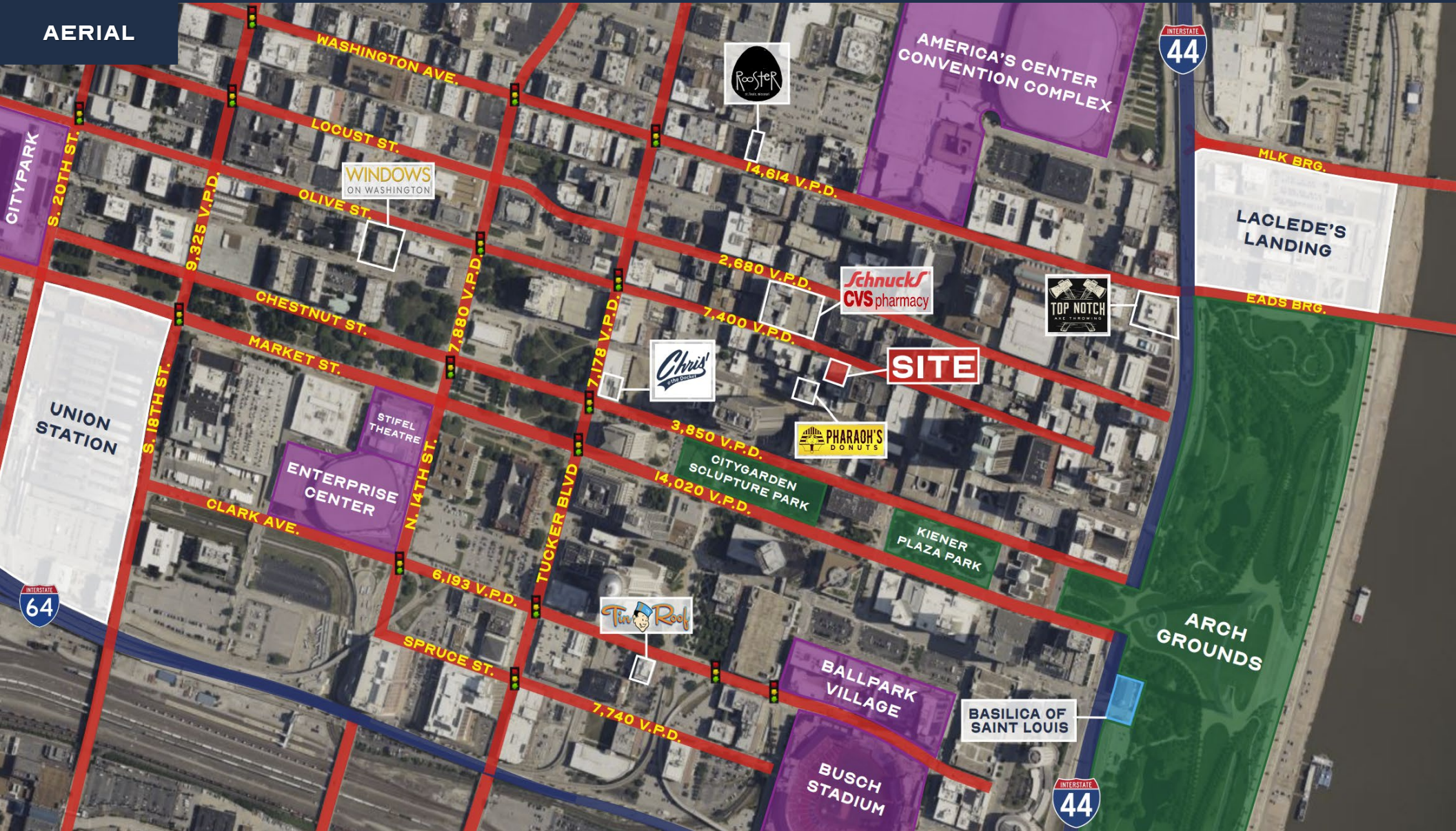
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