

# 5,885±SF Historic Office Building

(including finished basement)

3201 Washington Ave

St. Louis, MO 63103

ALSO  
AVAILABLE

For Sale

Asking Price:  
**\$750,000.00**

## Features:

- Fully built-out office space across all levels plus finished basement adaptable for work, events
- Parking: Off-street parking available
- Outdoor Amenities: New outdoor patio with bar and men's/women's restrooms
- Renovated: 2016
- Prime Midtown Location
- Excellent for professional services: attorneys, CPAs, architects, insurance agents

## Contact

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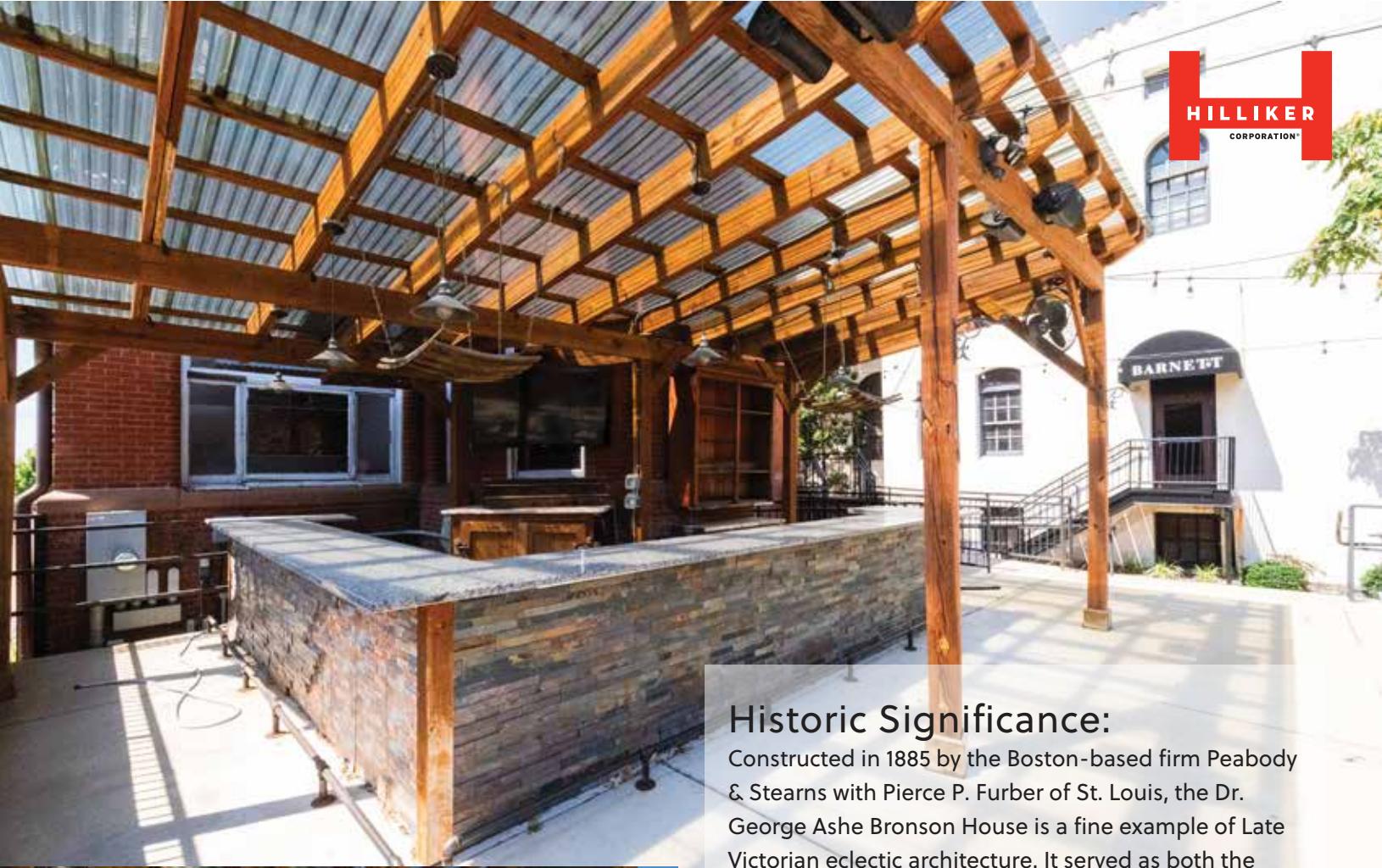
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

Individual Membership in the Society of Industrial and Office Realtors.



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CORPORATION



## Historic Significance:

Constructed in 1885 by the Boston-based firm Peabody & Stearns with Pierce P. Furber of St. Louis, the Dr. George Ashe Bronson House is a fine example of Late Victorian eclectic architecture. It served as both the residence and dental office of Dr. George A. Bronson, a pioneering dentist and inventor. The property became known for its "Oasis" Japanese Garden, created in 1908 with the assistance of Shiro Miyake, a Washington University dental student who arrived in St. Louis for the 1904 World's Fair. This garden is recognized as one of the city's earliest authentic Japanese gardens.

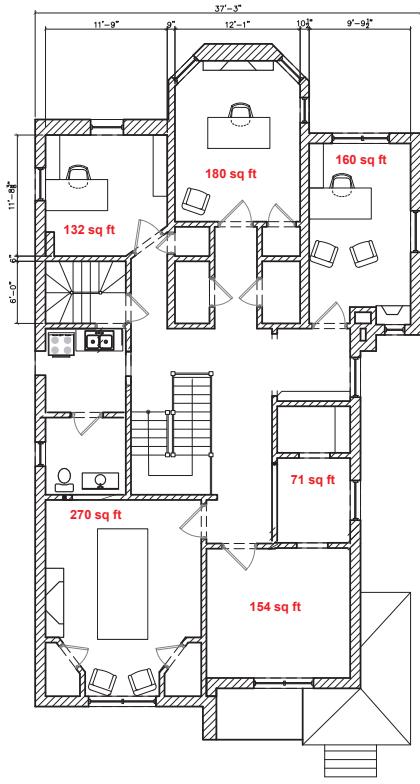
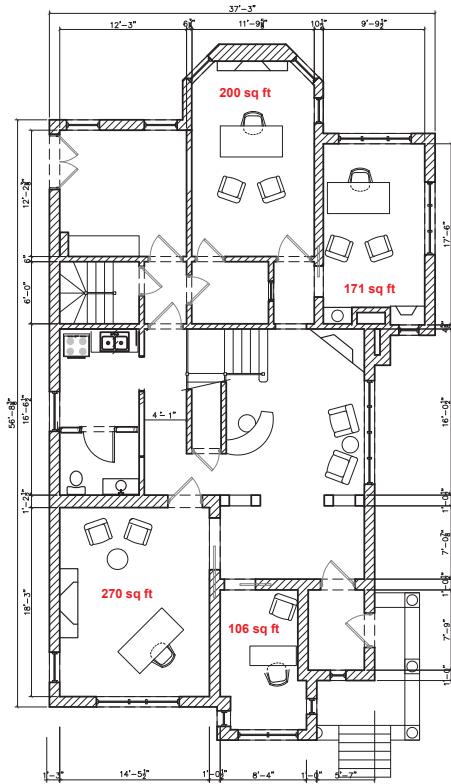
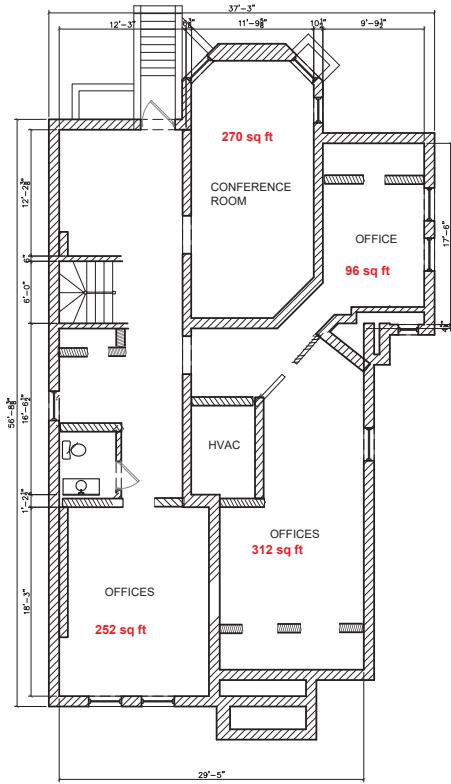
*Following a meticulous restoration, the property received the Landmarks Association's "**Most Enhanced**" Award. It is listed on the National Register of Historic Places.*



# Floor Plans

## 3201 Washington Ave

5073 Total Sq Ft consisting of basement, 1st & 2nd floors



1674 Total Sq Ft (approx 700 sq ft of common area)

1717 Total Sq Ft (approx 970 sq ft of common area)

1682 Total Sq Ft (approx 715 sq ft of common area)



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