

# FOR SALE

**THIRD MAN**  
DEVELOPMENT

## OFFICE BUILDING

807 GEYER AVE, SAINT LOUIS, MO 63104



## PROPERTY OVERVIEW

15,500 square foot office building located in the heart of historic Soulard, one of St. Louis' most vibrant neighborhoods and cultural hotspots. Ideal for creative firms, law firms, or non-profits.

**11,500 SQUARE FEET ON 3 LEVELS**

**4,000 SF USABLE LOWER LEVEL**

**BUILT IN 1891 / FULLY RENOVATED**

**ASKING PRICE OF \$1,500,000**



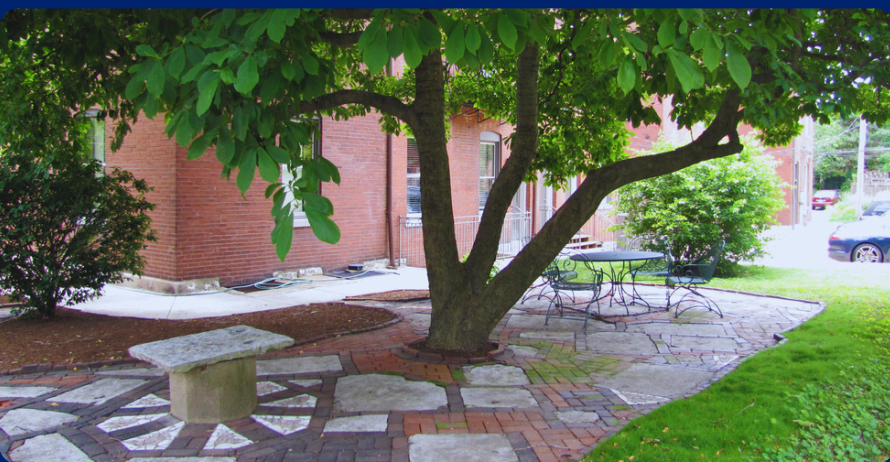
**Hany Abounader**

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# PROPERTY DETAILS

807 GEYER AVE.  
ST. LOUIS, MO 63104



## PROPERTY HIGHLIGHTS

- Private Parking Lot
- 8 Private Parking Spaces
- Large Outdoor Courtyard
- Operable Windows
- Exposed Brick Offices
- High Ceilings
- Kitchen w/ balcony
- Large interior stairwell

## KEY FEATURES

Walking distance from  
numerous restaurants

Historic Building /  
Creative Space

Wooden pocket doors in  
excellent original condition

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