

THE TENLO BUILDING

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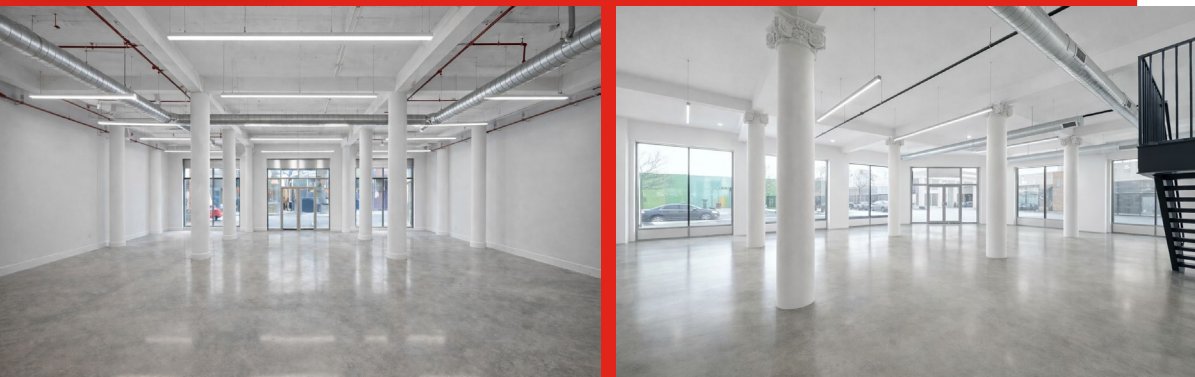
BEN CHERRY, CCIM

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**1001 LOCUST STREET
ST. LOUIS, MO 63101**

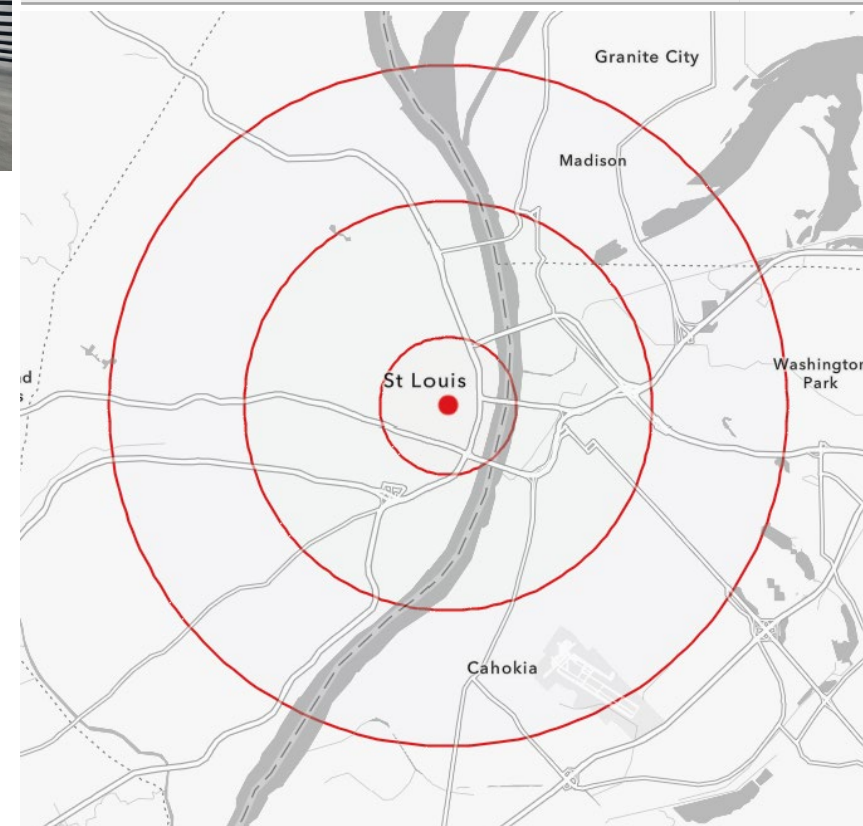
2,550 - 8,110 S.F. | \$16.00/S.F. N.N.N.

PROPERTY INFORMATION



- 2,550 S.F. SUITE ADJACENT TO A 5,560 S.F. SUITE ALLOWING FOR TWO SEPARATE BUSINESSES OR ONE LARGER 8,110 S.F. USER
- PRIME DOWNTOWN LOCATION AT 10TH AND LOCUST SURROUNDED BY LOFT RESIDENTIAL, OFFICE USERS, AND TWO NEARBY PARKING GARAGES
- BUILDING REDEVELOPMENT INCLUDES 60 NEW APARTMENTS DIRECTLY ABOVE THE COMMERCIAL SPACE
- DRAMATIC LOFT ARCHITECTURE WITH ORIGINAL COLUMNS, HIGH CEILINGS, AND POLISHED CONCRETE FLOORS
- EXPANSIVE STOREFRONT GLASS PROVIDING NATURAL LIGHT AND STRONG STREET PRESENCE
- OPEN FLOOR PLATES WITH PRIVATE ADA RESTROOMS, IDEAL FOR CREATIVE OFFICE, BOUTIQUE FITNESS, GALLERY, AND SHOWROOM USERS
- NEW HVAC SYSTEMS SERVING THE PREMISES

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,919	75,955	200,727
HOUSEHOLDS		9,185	38,799	100,724
AVERAGE HH INCOME		\$84,210	\$83,542	\$83,702



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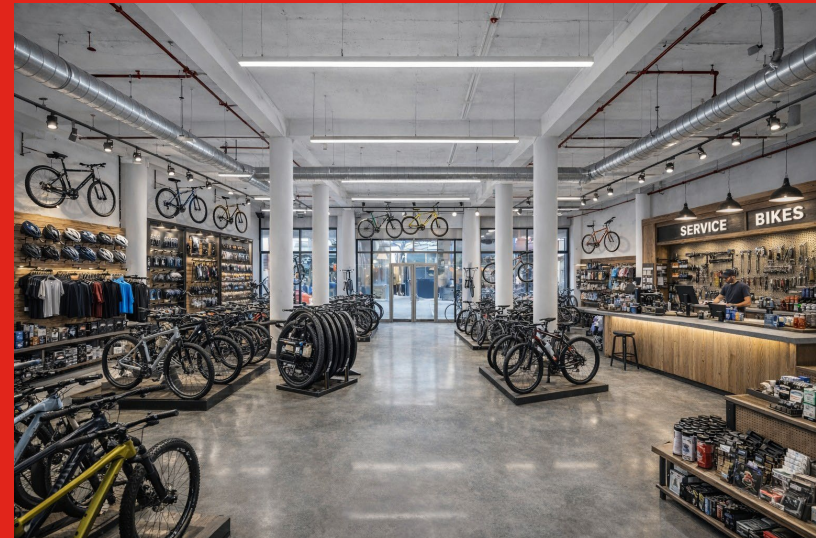
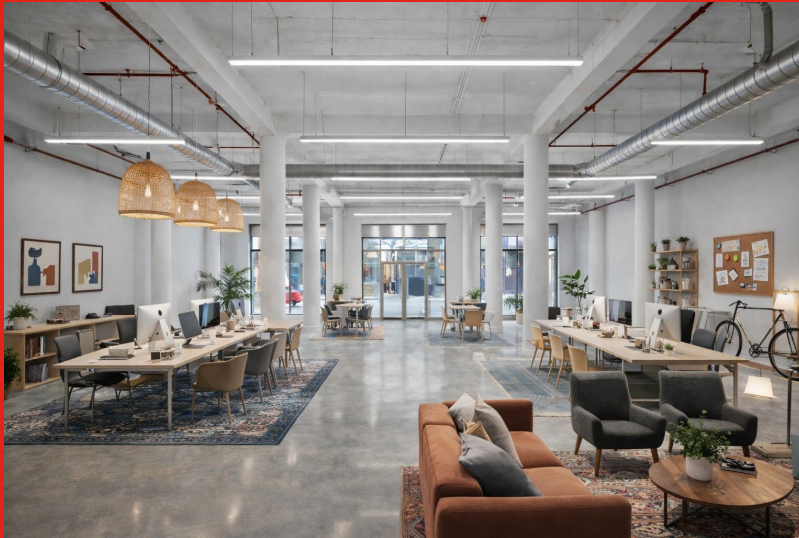
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RENDERINGS



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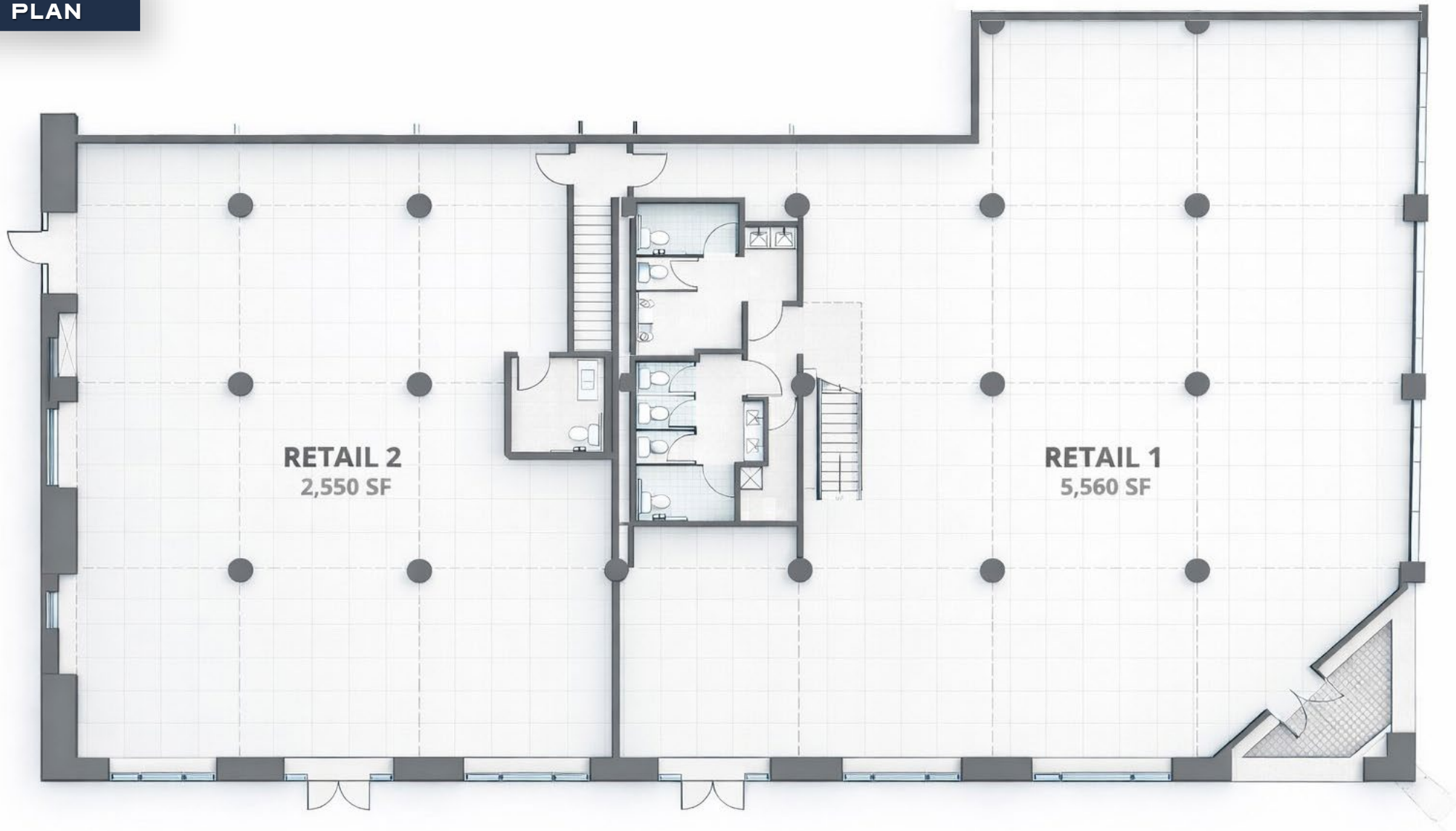
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FLOOR PLAN



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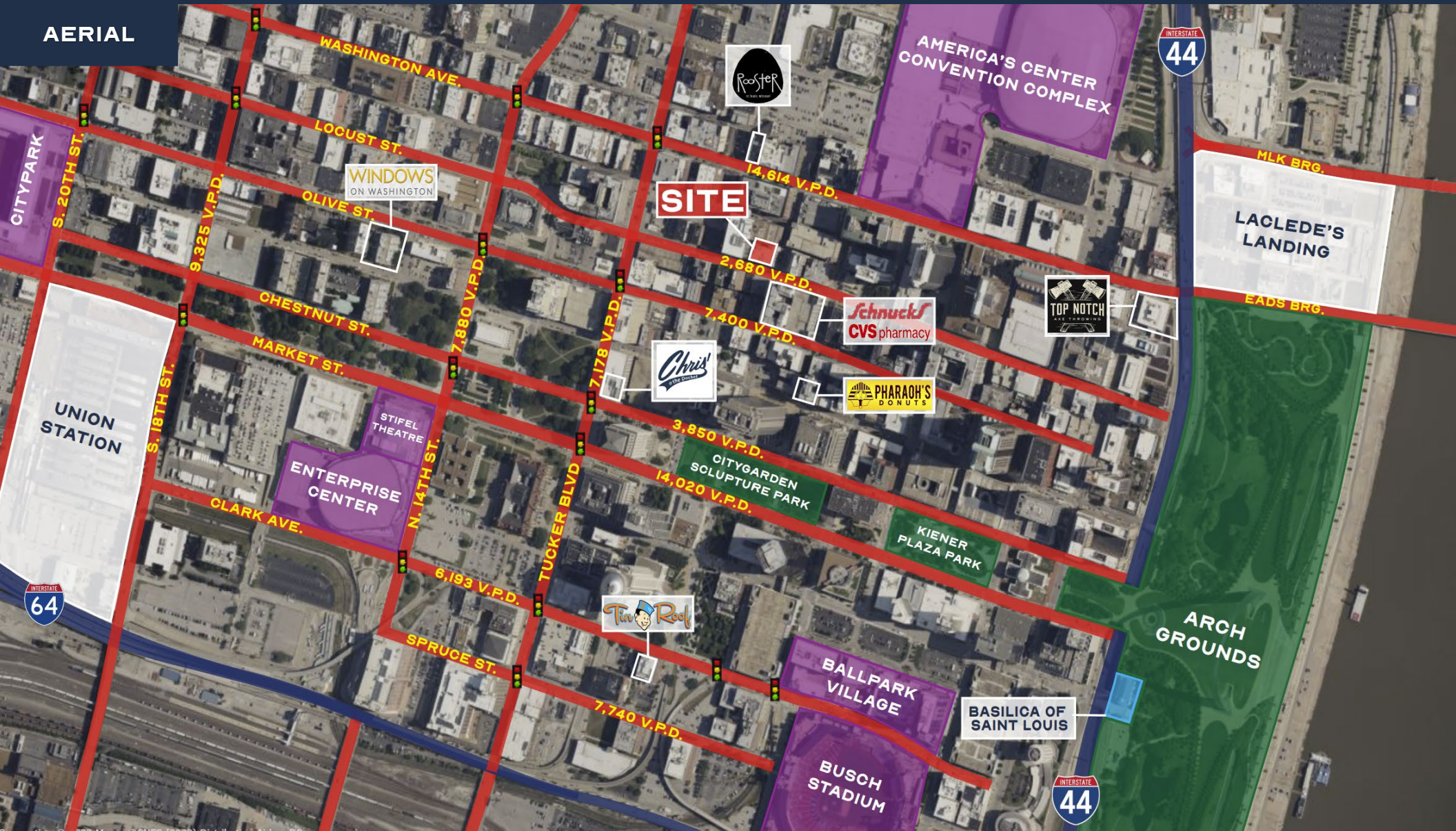
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AERIAL



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