



**625 N. Euclid Ave.
St. Louis, MO 63108**

Call or Text – 314.329.1633

- Lofts at Euclid – retail space for lease:
750 sf to 8,250 sf

Leased and marketed by owner

LOFTS@ EUCLID



Community Amenities



Building: Redeveloped in 2016, Lofts at Euclid is a well located in the Central West End. With 87 upscale units, the amenity rich building is the perfect location for your business.

Location: Ideally located between Washington University and St. Louis University, close to Metrolink Station and Barnes Jewish Hospital.

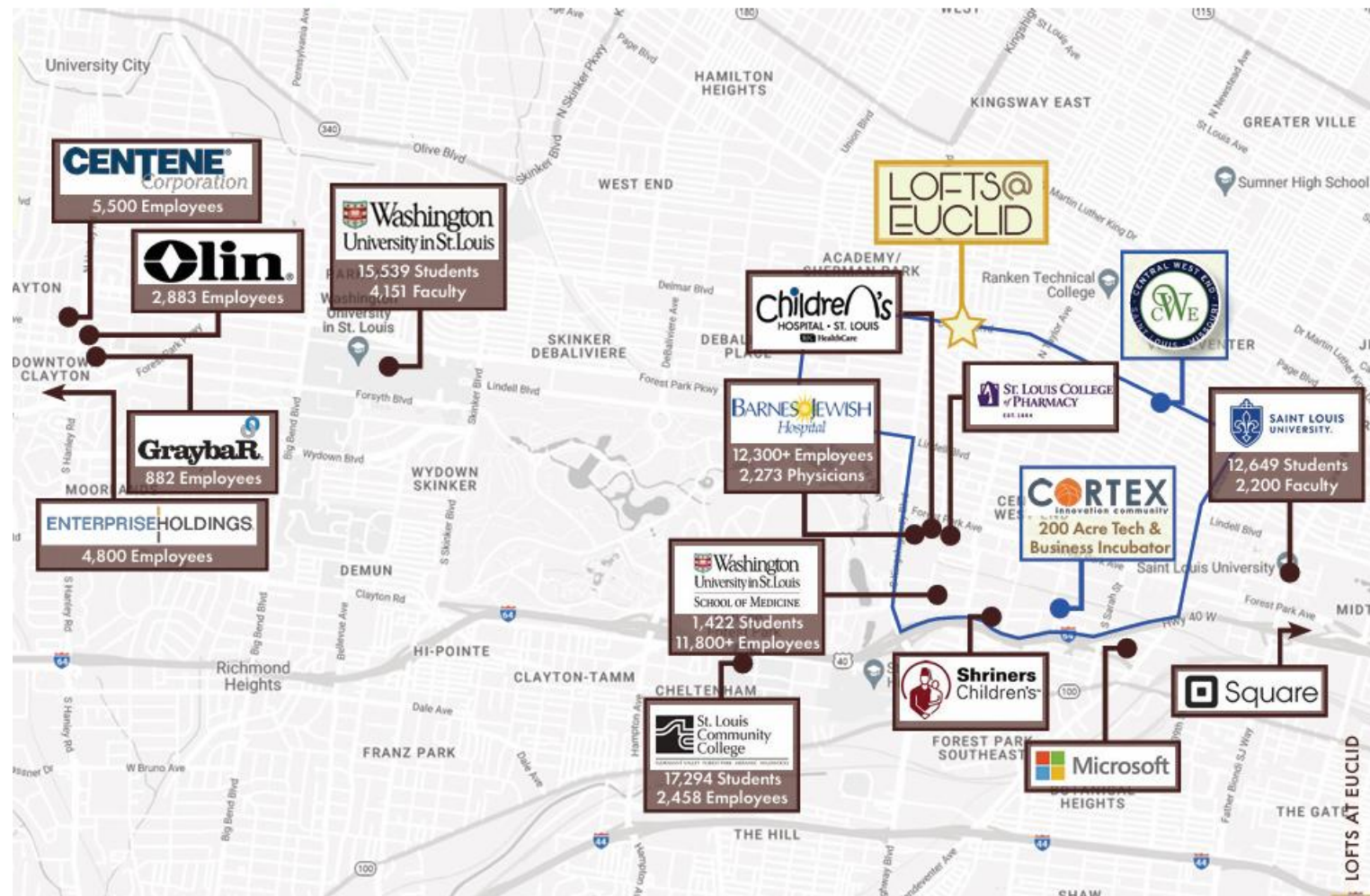
Space 1: with apx. 1,440 sf this former pharmacy has high ceilings and bathrooms already built out.

Space 2: Former Fields Food space is apx. 7,893 sf. For the right tenant this can be subdivided.

Asking Rent: \$15/sf NNN or \$20 modified gross.

LOCATION

Top Employers



Proximate to Top Employers

Many of St. Louis' Top Companies
Maintain a Strong Presence in the
Central West End

BARNES JEWISH
Hospital (1.0 mi away)

12,300+ EMPLOYEES

Washington
University in St. Louis (1.4 mi away)

11,800+ EMPLOYEES

CORTEX
Innovation Community (1.5 mi away)

6,000 EMPLOYEES

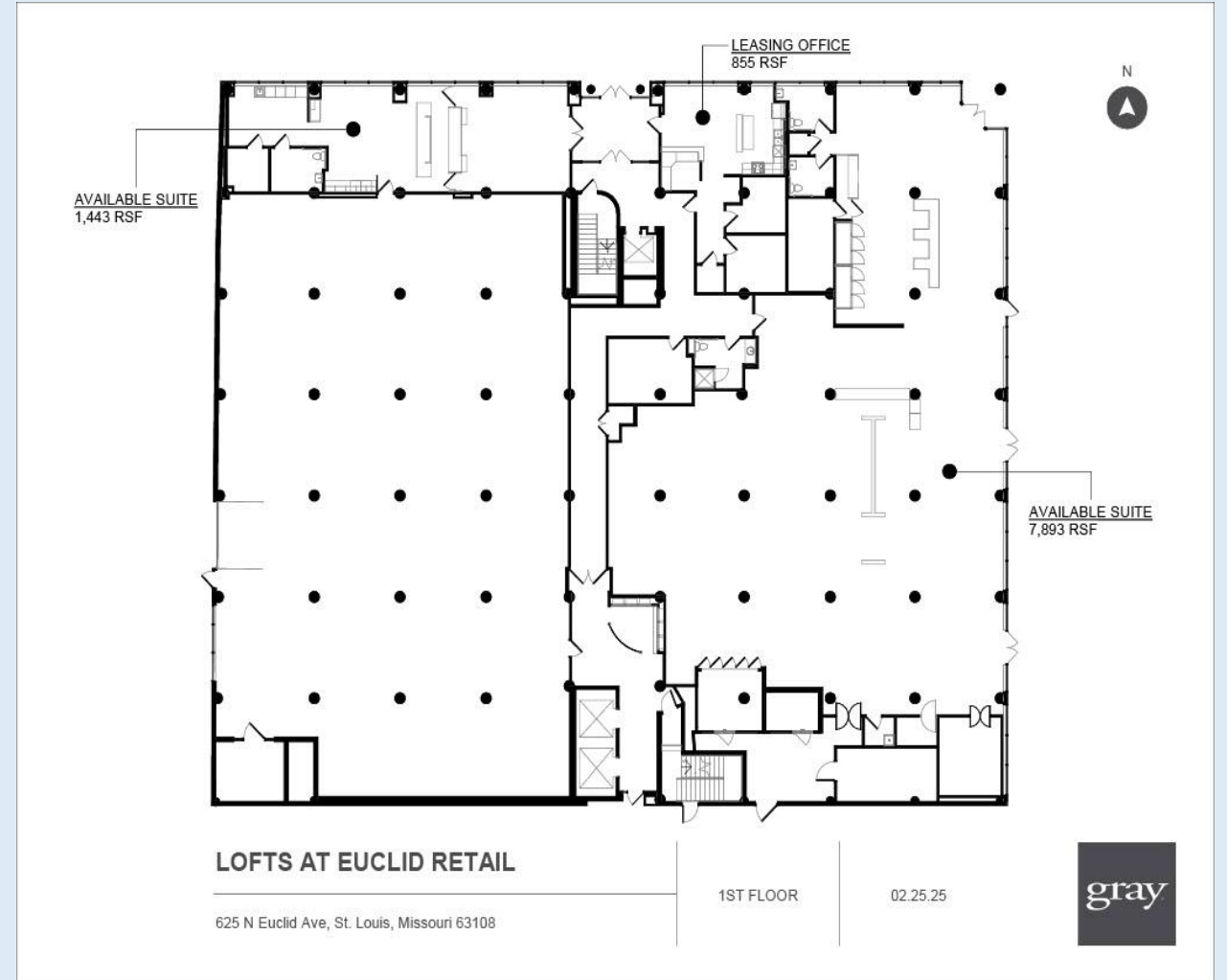


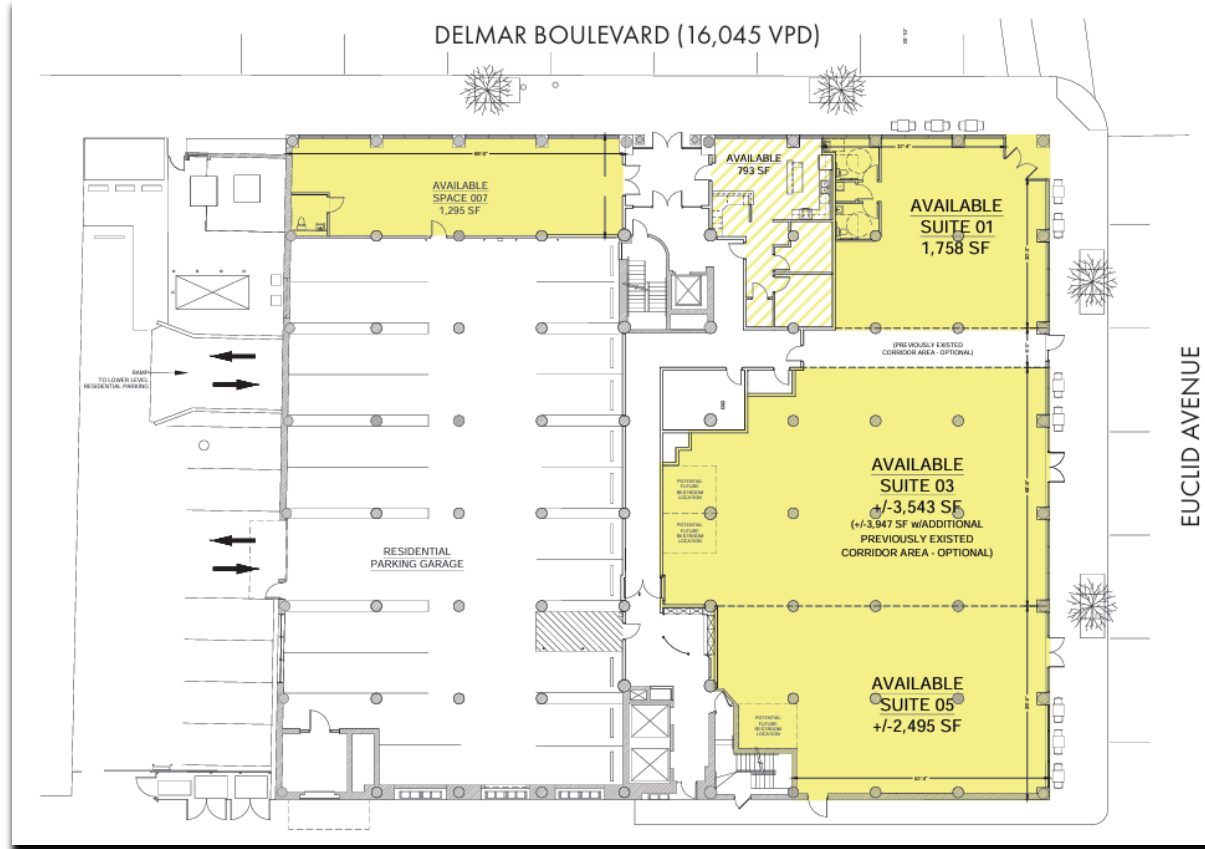
Great location, visibility and drive by traffic. Lots of surface street parking providing easy access to customers. Major employers nearby include Cortex (1.5 mi away) , Barnes Jewish Hospital (1.0 mi away) and Washington University in St. Louis (1.4 mi away). Both spaces currently have restrooms and are ready to be transformed to meet your needs. TI's can be negotiated with approved credit/terms.

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		21,777	130,183	341,150
HOUSEHOLDS		12,159	60,902	161,894
AVERAGE HH INCOME		\$93,659	\$78,861	\$85,693

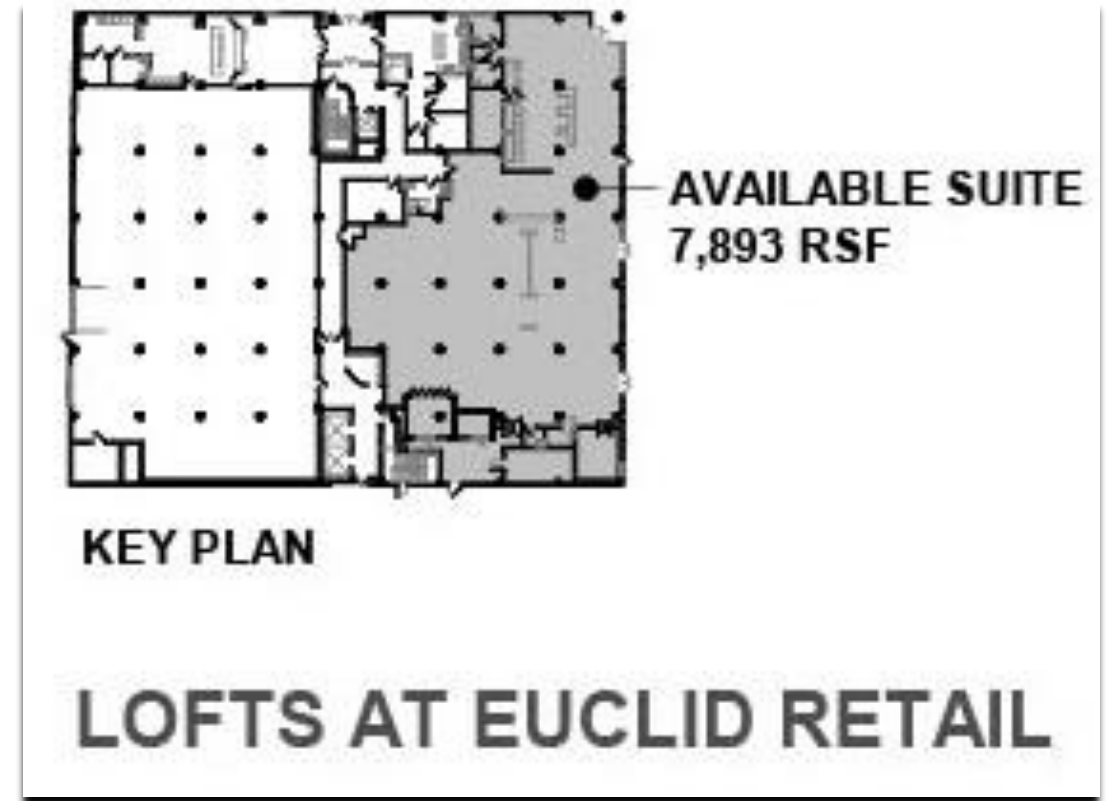
The former a fields foods space, is apx. 7,893 sf which has a large refrigerator and could easily transform to a butcher, restaurant, deli, C-Store or grocer concept. The space could also be demised into a smaller spaces to meet the tenants needs. To inquire call or text.

Greg – 314.329.1633





Potential division of space



Current layout

Leased and marketed by owner