

FOR LEASE

# 2322 S. 7<sup>th</sup> St St. Louis, MO 63104

19,500 +/- Sq Ft Office/Warehouse

LEASE RATE

\$9.50 Sq Ft

Plus NNN

(Estimated \$1.50 Sq Ft)



2322 S. 7th St, St. Louis, MO 63104



DO NOT DISTURB BUSINESS.

By Appointment Only - Broker Must Be Present





Please call **Mark or Ron** to learn more and schedule a tour.

**KRAMER COMMERCIAL REALTY, LLC**

[www.kramercommercialrealty.com](http://www.kramercommercialrealty.com)



100 Chesterfield Business Parkway  
Suite 200, Saint Louis, MO 63005

**Mark Kramer & Ron Kramer**

[Mark@kramercr.com](mailto:Mark@kramercr.com) | [Ron@kramercr.com](mailto:Ron@kramercr.com)



314-221-6278



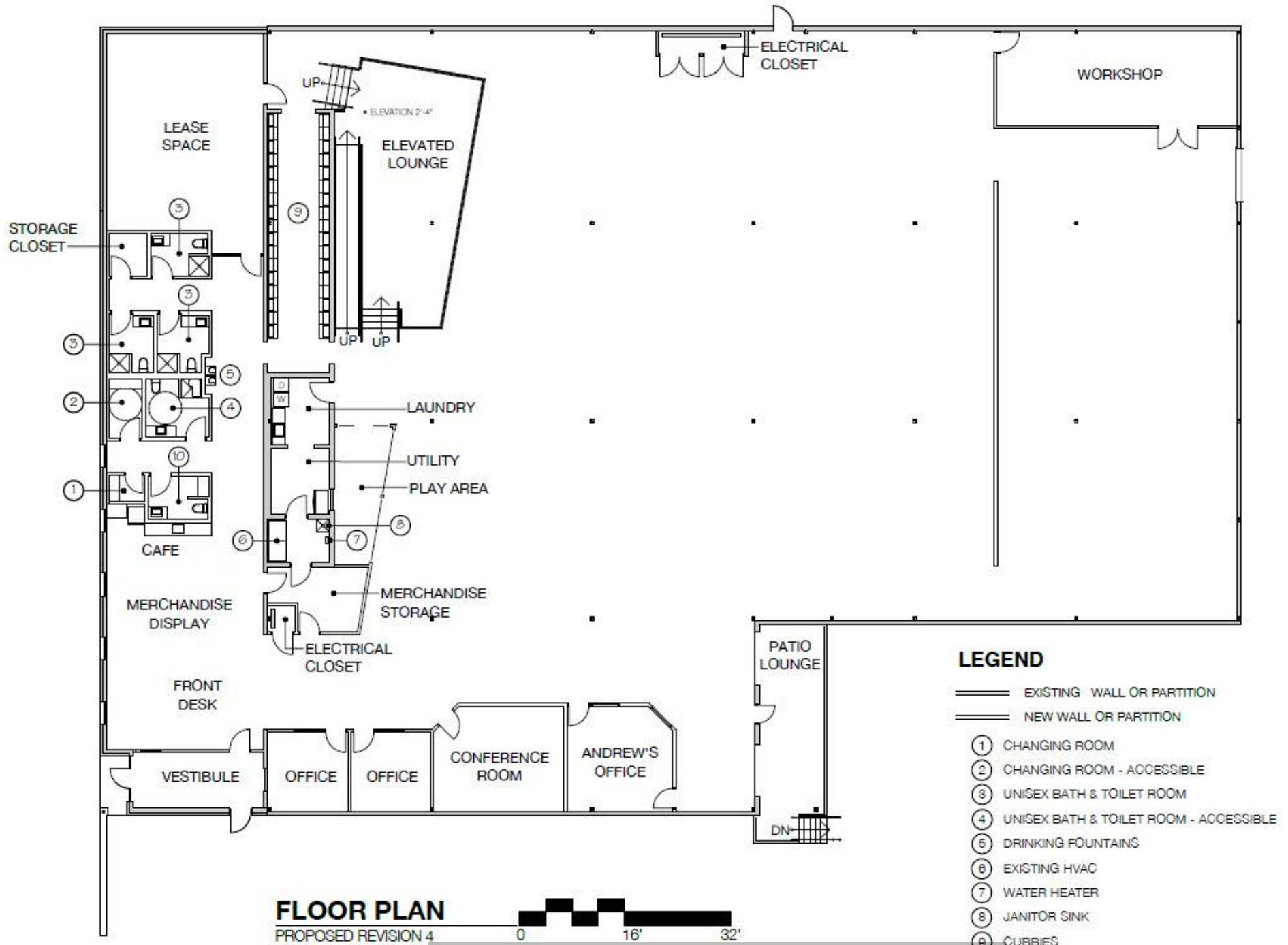
314-221-6276

## Clean Office/Warehouse for Lease!

- Prime Office/Warehouse Space for Lease in Historic Soulard 19,500 sq ft of Versatile Space –
- Located in the heart of the iconic Soulard neighborhood, this spacious office/warehouse.
- With easy access to all major highways and quick commutes to anywhere in the St. Louis area.
- 19,500 +/- sq ft of adaptable office and warehouse space
- 3 Dock
- 5 Offices
- 5 Private Restrooms
- Open Floor
- Taxes were \$17,684
- Insurance was \$5,423
- -Close to I-55, I-44, and I-64 for easy access to the entire metro area, minutes away from downtown St. Louis, major retail centers, and restaurants.
- -This is a rare opportunity to secure a very nice office/warehouse building in one of St. Louis' most sought-after neighborhoods.

Contact us today to schedule a tour





## LEGEND

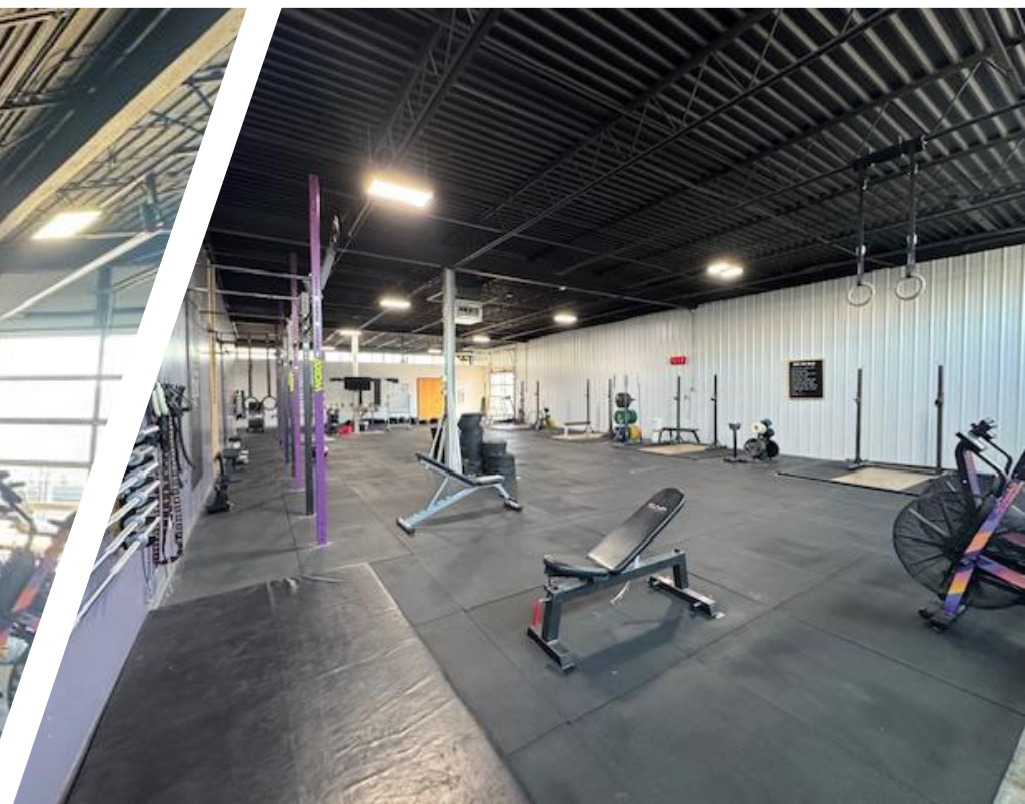
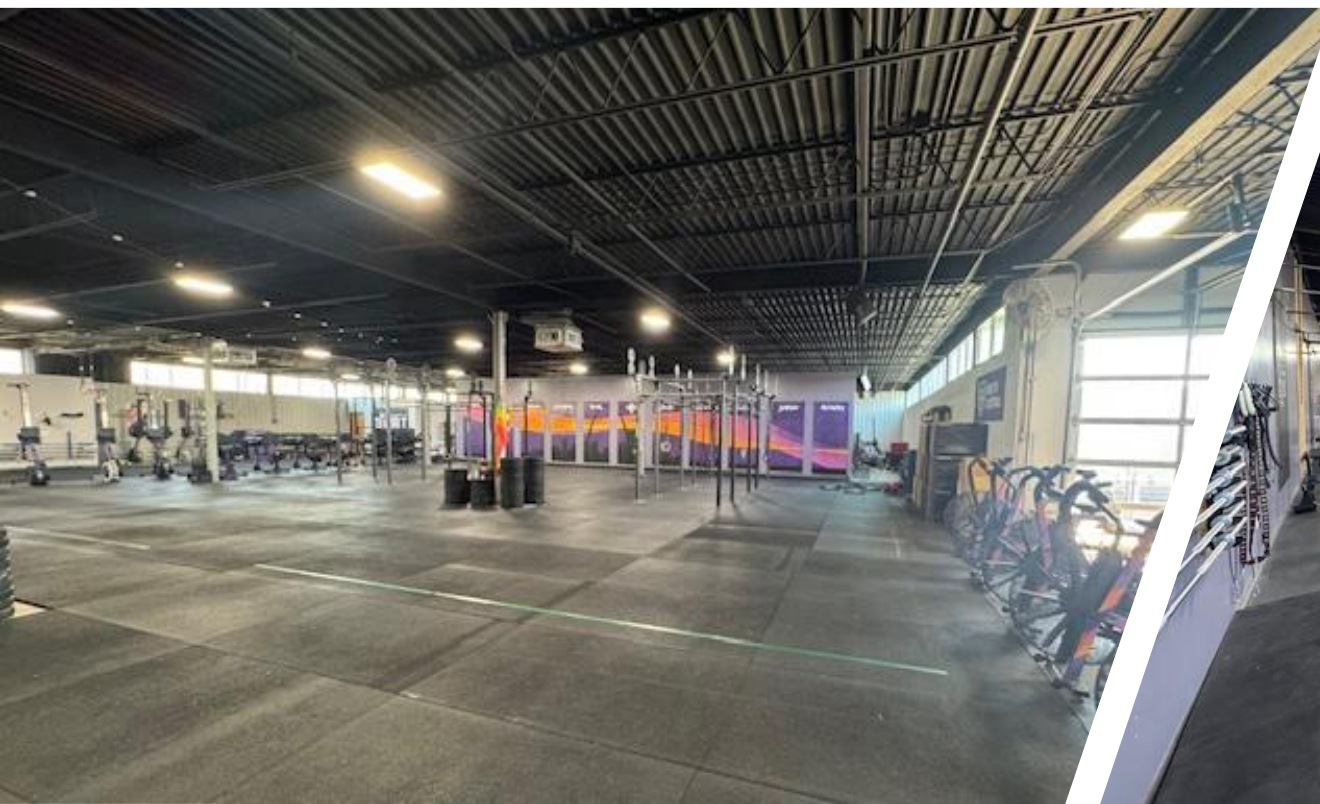
— EXISTING WALL OR PARTITION  
 — NEW WALL OR PARTITION

- ① CHANGING ROOM
- ② CHANGING ROOM - ACCESSIBLE
- ③ UNISEX BATH & TOILET ROOM
- ④ UNISEX BATH & TOILET ROOM - ACCESSIBLE
- ⑤ DRINKING FOUNTAINS
- ⑥ EXISTING HVAC
- ⑦ WATER HEATER
- ⑧ JANITOR SINK
- ⑨ CUBBIES

## FLOOR PLAN

PROPOSED REVISION 4











# Market Overview

## St. Louis, MO

St. Louis, situated near the confluence of the Mississippi and Missouri rivers, is a significant economic hub in the Midwest. The St. Louis economy is expected to experience modest growth in the coming years. Projections indicate a 0.4% increase in home values by May 2024 and a 1.7% rise by October 2025, suggesting a stable real estate market.

### Economic Indicators:

**Gross Domestic Product (GDP):** In 2022, the GDP of Greater St. Louis was approximately \$178.66 billion, reflecting a steady economic performance.

Source: STATISTA

**Employment:** As of November 2024, the civilian labor force in the St. Louis, MO-IL area was about 1.508 million, with an employment figure of approximately 1.458 million, indicating a stable job market. Source: BUREAU OF LABOR STATISTICS

### Major Employers:

St. Louis is home to several Fortune 500 companies, including:

- Centene Corporation
- Emerson Electric
- Reinsurance Group of America
- Edward Jones
- Graybar Electric
- Ameren

These corporations play a significant role in the local economy, providing employment and contributing to the city's economic stability.

FOR LEASE

# Office/Warehouse For Lease

## *Soulard*

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Contact

**MARK KRAMER & RON KRAMER**



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