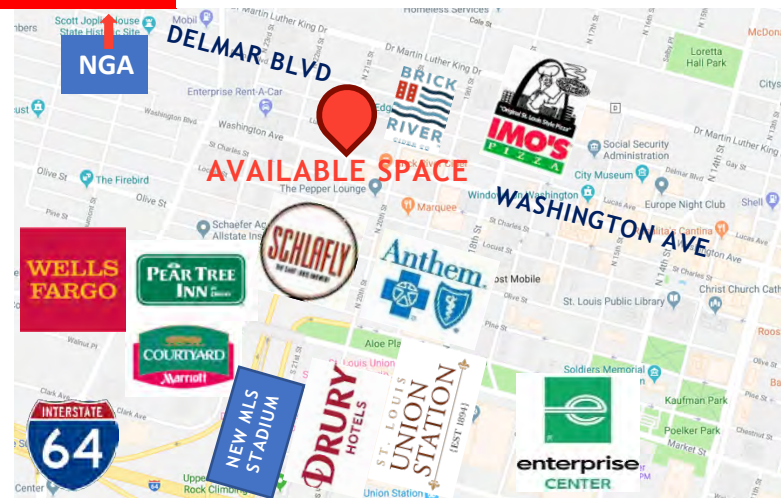


**2120 WASHINGTON AVE**
ST. LOUIS, MO 63103**5,000 SF +/-****LEASE RATE**
\$9/SF NNN

- 2,000 SF Finished Office
- 3,000 SF Warehouse - Potential to Renovate
- Perfect for Contractor Office & Warehouse
- 14 foot Ceiling Height
- Two Drive in Doors
- Fenced Rear Parking Lot, Additional Street Parking Available



AERIAL VIEW



PROPERTY NOTES

- Retail, Office-Warehouse, Creative Office Space.
- Located in Booming Downtown West
 - 4,000+ Residential Units in Neighborhood
 - Huge Pipeline of New Development
 - Close to Proposed New MLS Stadium
- Excellent Visibility on Washington Ave

NNN COST

Estimated at \$3.50 SF



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PRESIDENT, DESIGNATED BROKER

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