

**FOR LEASE**
**WAREHOUSE**
**OFFICE**
**RETAIL**

**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



1000 S NEWSTEAD AVE | ST. LOUIS, MO 63110  
WWW.SALIENTREALTYGROUP.COM

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

GAREN LAFSER & TIM McCARTHY

314.374.3687

GLAFSER@SALIENTREALTYGROUP.COM  
PRESIDENT, DESIGNATED BROKER