

FOR LEASE

3795-3797 Rider Trail S

Earth City, MO 63045

Lease Rate:

\$7.95 PSF, NNN

CONTACT US

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Property Highlights

- Up to 10,335 SF available for lease
 - Suite 3795: 5,976 SF
 - Suite 3797: 4,359 SF
- Located in Earth City Business Park
- Flexible office and office/warehouse options
- Newer roof and HVAC units
- 3/1,000 SF parking ratio
- 16' ceiling height
- Dock-high loading available
- Excellent access to Interstate 70 and Highway 141

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AVAILABILITIES

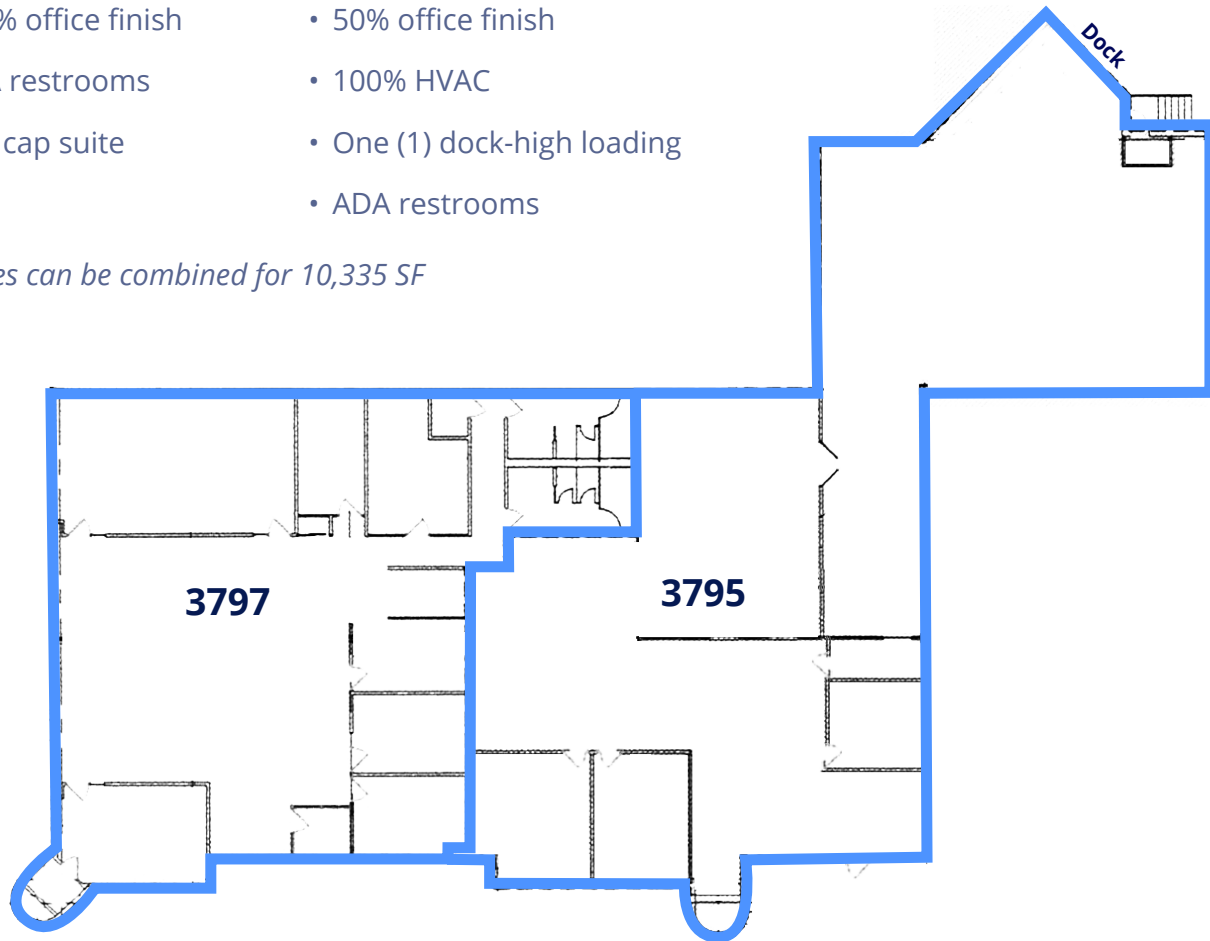
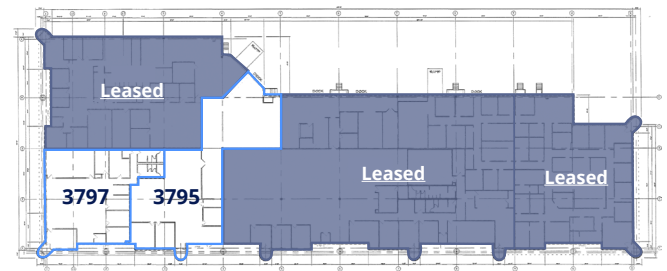
Suite 3797

- 4,359 SF available
- 100% office finish
- ADA restrooms
- End cap suite

Suite 3795

- 5,976 SF available
- 50% office finish
- 100% HVAC
- One (1) dock-high loading
- ADA restrooms

* Suites can be combined for 10,335 SF



LOCATION



Demographics	3 Miles	5 Miles	7 Miles
Population	42,893	135,836	269,134
Households	18,991	58,695	116,593
Avg HH Income	\$99,333	\$109,263	\$108,642
Businesses	3,044	6,452	12,516
Employees	57,993	110,357	199,963

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