

2706 OLIVE FOR LEASE

SPECS

4,400 sq/ft first floor space
1,850 sq/ft basement storage space also available
Access to private parking lot
2 offices, 2 utility room, full bar,
men's and woman's restrooms,
rear awning, front entrance lite sign

LEASE RATES

First 2 months rent Free
1-year triple net lease

1st floor: 4,750/mo
12.9 sqft/yr avg
Basement: 750/mo
4.8 sqft/yr avg

MIDTOWN STL CITY SC

Only a few blocks away this state of art stadium draws 10s of thousands of people to the area each weekend brining new and exciting life to Midtown

New Hotels/Apartments

Construction is planned for a new luxury hotel on the corner of Jefferson and Market. The Malone Apartments were completed in 2021 as part 1 of \$70 million worth of investments to the immediate area. More to come

Restaurants/Bars

Beffa's Bar & Restaurant, Kain Tayo Filipino Cuisine, Scout's, and Blue Jay Brewing all within one block of 2706. More to come

Access to Highways

0.5 mi to hwy 64
1.5 mi to hwy 44
2.0 mi to hwy 55

NGA

The National Geospatial Agency is only a mile away brining thousands of jobs to the area and new developments



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BEFFA'S PARTNERSHIP

Opportunity to partner with Beffa's Bar & Restaurant to cater food and drink for your events. Conveniently located next door with additional space if needed for larger events.