

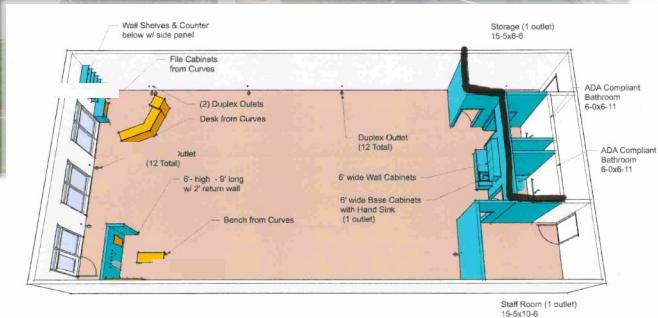
# For Sublease/Lease

Retail/Office Space

3766-3768 Elm St.  
St. Charles, MO 63301



- 2,360 SF Space for Sublease, Current buildout is a gym, Lease Rate: \$13.00 PSF, NNN (Red Space)
- 1,400 SF of Office/Retail Space for Lease, Lease Rate: \$15.00 PSF, NNN (Blue Space)
- Join: Dandy Dog Day Spa, Dollar Tree, Jimmy Johns, Edward Jones, Taco Bell, Regional Eyecare, and A&W Restaurant
- Constructed in 2007 on a 2.56 acre site
- Bay depth: 70'
- 124 parking spaces



- Continued growth in the area; many large warehouses with 1,000s of employees
- Located at Elm Street and Hwy 370
- Highway 370 visibility

**Danny Wapelhorst**

Vice President

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COMPANY, L.L.C.

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## Traffic >

Collection Street	Cross Street	Traffic Vol	Distance
Millstone Corporate Drive	Millstone Corp Dr NW	1,132	0.06 mi
Elm Street	Millstone Corp Dr NW	10,619	0.08 mi
Millstone Corporate Drive	Millstone Corp Dr N	1,196	0.14 mi
14975	Elm St NW	5,817	0.15 mi
State Hwy 370	Elm St NW	6,372	0.15 mi
State Hwy 370	Elm Point Industrial Dr SE	53,270	0.16 mi
11314	Elm Point Industrial Dr SE	53,171	0.16 mi
Elm St	Millstone Corp Dr SE	15,213	0.17 mi
Elm Street	Millstone Corp Dr SE	9,715	0.17 mi
10183	Millstone Corp Dr SE	19,625	0.17 mi

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