

CREATIVE
OFFICE SPACES
FOR LEASE

CREATIVE
OFFICES
@ MLS
STADIUM

308 N. 21ST ST.
SAINT LOUIS, MO 63103



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

GAREN LAFSER

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PRESIDENT & DESIGNATED BROKER

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.



PROPERTY DESCRIPTION

Incredible updated historic building located directly across Olive Street from the new MLS Stadium. Many different size suites available. The building has been tastefully updated with exposed brick, wood beams, and other architectural features. Great window lines throughout the building.

Suite 150 on the 1st Floor can also be leased as as restaurant or bar space. Perfectly situated for all the crowds entering and exiting the stadium. Please reach out to the listing broker to learn more.

PROPERTY HIGHLIGHTS

- Varying Size Suites Available Immediately
- Beautifully Updated Historic Office Building
- Perfect for Creative Office or Traditional
- Located Across Olive Street from the New MLS Stadium
- 1st Floor Available as Retail/Bar/Restaurant Space as Well
- Exposed Brick & Beams Throughout with Great Window Lines
- Secure Access, Gated Parking Lot

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Full Service; if Retail NNN)
Available SF:	2,626 - 23,282 SF
Lot Size:	5,296 SF
Building Size:	45,755 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$16.00 SF/yr	4,257 - 23,282 SF
Suite 150	\$16.00 SF/yr	8,553 - 23,282 SF
Suite 200	\$16.00 SF/yr	5,236 - 23,282 SF
Suite 300	\$16.00 SF/yr	5,236 - 23,282 SF
Suite 650	\$16.00 SF/yr	2,626 SF
Suite 700	\$16.00 SF/yr	5,236 SF



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LEASE INFORMATION

Lease Type:	Full Service; if Retail NNN	Lease Term:	Negotiable
Total Space:	2,626 - 23,282 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 100	4,257 - 23,282 SF	Full Service; if Retail NNN	\$16.00 SF/yr
■ Suite 150	8,553 - 23,282 SF	Full Service; if Retail NNN	\$16.00 SF/yr
■ Suite 200	5,236 - 23,282 SF	Full Service	\$16.00 SF/yr
■ Suite 300	5,236 - 23,282 SF	Full Service	\$16.00 SF/yr
■ Suite 650	2,626 SF	Full Service	\$16.00 SF/yr
■ Suite 700	5,236 SF	Full Service	\$16.00 SF/yr

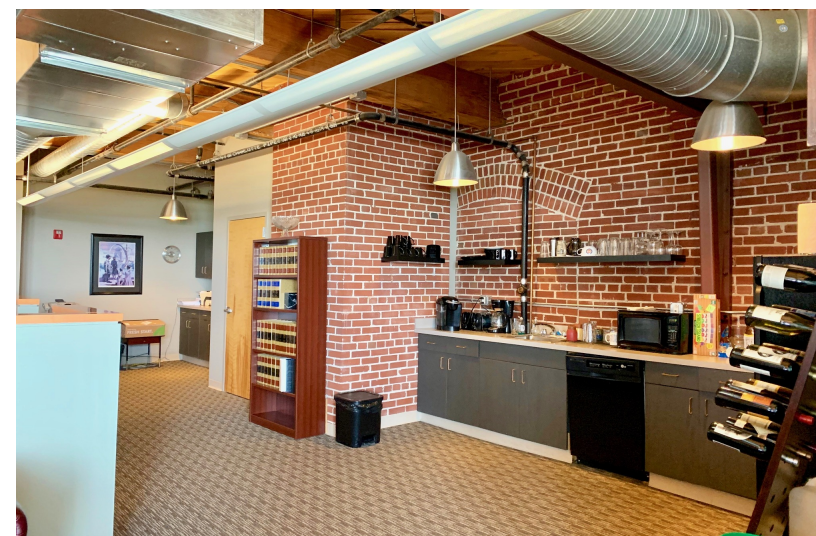


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