

**CLIFF CAVE
OFFICE COMPLEX**



SCAN HERE!



BEN CHERRY, CCIM

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**116 CLIFF CAVE ROAD
ST. LOUIS, MO 63129**

655 — 2,565 S.F. | \$15.00/S.F. F.S.G.

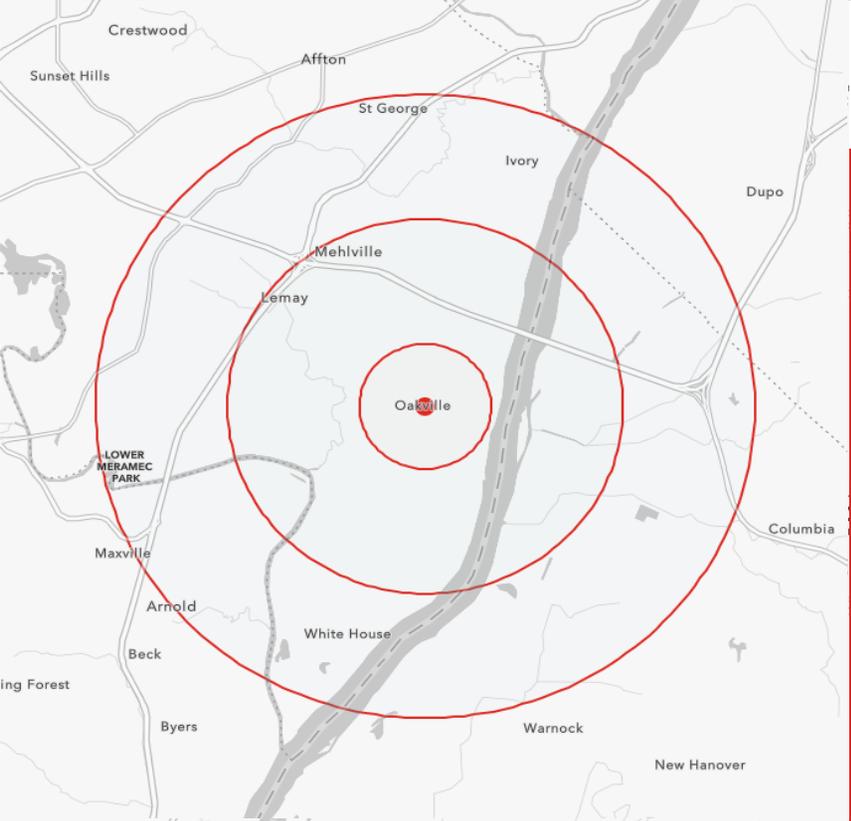
FOR LEASE

PROPERTY INFORMATION



- **MULTIPLE SIZES OF SUITES AVAILABLE**
- **OFFICE PARK CONSISTING OF TWO BUILDINGS**
- **PROFESSIONALLY-MAINTAINED**
- **CONSTRUCTED IN 1989**
- **MONUMENT SIGNAGE AVAILABLE**
- **LOCATED NEAR THE INTERSECTION OF CLIFF CAVE ROAD & TELEGRAPH ROAD IN SOUTH COUNTY**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,316	54,008	130,824
HOUSEHOLDS		4,668	23,267	55,480
AVERAGE HH INCOME		\$106,690	\$106,514	\$101,258



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SITE PLAN



I16 CLIFF CAVE

SUITE	SIZE (S.F.)	STATUS
I16-G	2,565	AVAILABLE
I16-I10	1,180	BOONE CPA
I16-I01	380	SAFETY & FACILITY SUPPORT LLC
I16-I02	744	AVAILABLE
I16-200	629	DOWN TO EARTH COACHING LLC
I16-201	655	AVAILABLE
I16-202	310	OETTING & KERNS
I16-203	915	FINANCIAL RECRUITERS, LLC
I40-100	1,188	EDWARD JONES
I40-I02	1,005	LEASED
I40-201	900	LEASED
I40-203	1,500	COUNSELING/ LENZ

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