



# The Carriage Works

## 3942-62 Laclede Avenue

Up to 30,000sf Office and Office/Lab  
Storefronts of 2,500sf and 3,400sf.

- ♦ High Ceilings
- ♦ Extensive Glass
- ♦ All-New Systems
- ♦ Ample, Free Parking
- ♦ Walkable Cortex Location
- ♦ Private, Outdoor Space for Office Tenants
- ♦ All-New Sidewalk-Patio for Retail Tenants
- ♦ **\$25/sf NNN Office**
- ♦ **\$30/sf NNN Retail**
- ♦ **Lab To-Suit**

UNDER CONSTRUCTION  
For 2025 Occupancy

**Envoy**  
commercial real estate

Contact Owner/Broker:  
Jeff Winzerling  
393 N. Euclid, Suite 300  
St. Louis, MO 63108  
[jeff@envoycommercial.com](mailto:jeff@envoycommercial.com)

314-534-9600



## Example Images



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Additional information available upon request. Broker makes no representations as to the environmental or other condition of the property. All information received should be independently verified.