

OFFICE SPACE FOR LEASE

The Professional Building



3450 Bridgeland Drive, Bridgeton, MO 63044

1,765 +/- SF:

- 3 Entry Doors, 3 Glass Lines
- Opportunity for high visibility front façade signage
- Open Floor plan allows for build to suit for your design and tenant finishes!
- Front Door parking field
- **For Lease: \$14.95 SF**, plus janitorial
- Front and Rear parking fields, 52 spaces total.
- Stoplight access at McKelvey Rd. & Bridgeland Dr.
- Tremendous Medical / Office / Retail / Services Area with proximity to DePaul Hospital Campus, retail locations such as Target, Kohl's, Kmart, Walgreens, restaurants and hotel amenities nearby.

DEMOGRAPHICS	1 - Mile	3 - Mile	5 - Mile
Total Population	8,206	47,661	152,441
Total Daytime Pop	15,859	72,366	217,960
Ave. HH Income	\$61,439	\$52,980	\$52,147



For more information, Contact:

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3450 BRIDGELAND DRIVE
ST. LOUIS, MO 63044

1,765 SF +/- AVAILABLE



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