

**FOR LEASE**

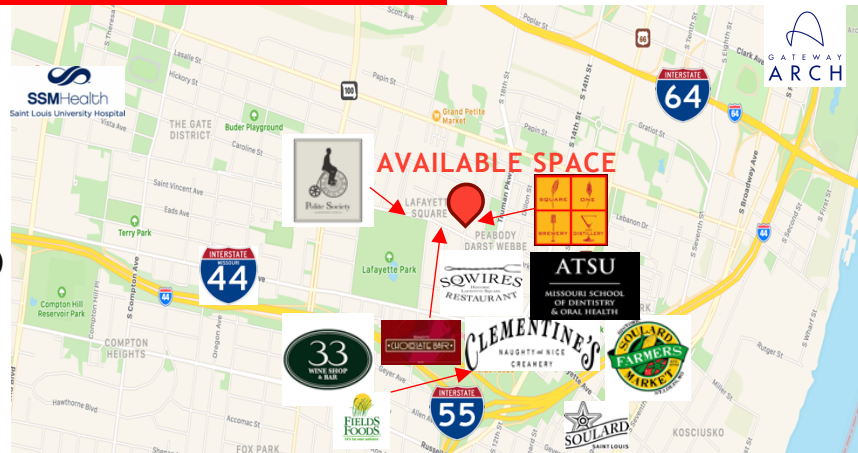


**1905 PARK AVE**  
ST. LOUIS, MO 63104

**1<sup>ST</sup> FLOOR RETAIL/OFFICE**  
+/-2,000 SF

**LEASE RATE**  
**\$22.00/SF MG**

- Beautiful Retail/Creative Office Space
- Located in the Heart of the Highly Desirable Lafayette Square Neighborhood
- Steps to Lafayette Park
- Open Floor Plan, Lobby Area, 2 Restrooms (1 ADA)
- Abundant Street Parking and Free Parking Lots Nearby
- **NO BARS/RESTAURANTS**





## AERIAL VIEW



## INTERIOR PHOTOS



## PROPERTY NOTES

- +/- 2,000 SF 1<sup>st</sup> Floor Space - Two Restrooms (One ADA)
- Open Concept, Main Office Space with Sleek Office/Studio in Rear and Conjoining Lobby. Tons of Natural Light!
- Perfect for Creative Office, High End Retail, or Gallery/Studio
- Tenant Pays Electric, Gas, Water, Sewer, commercial surtax, & commercial tax.



1000 S NEWSTEAD AVE | ST. LOUIS, MO 63110  
WWW.SALIENTREALTYGROUP.COM  
314.200.5352

GAREN LAFSER  
314.451.7471

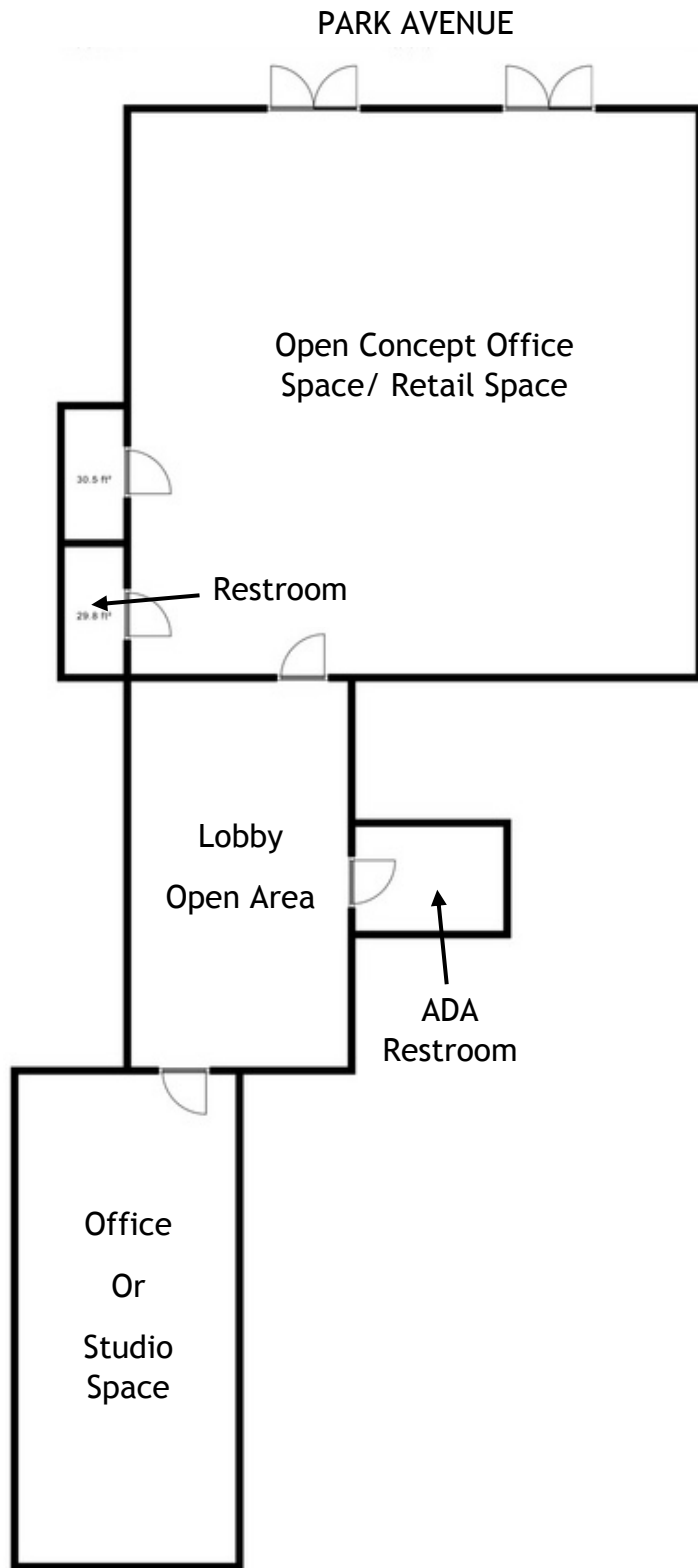
GLAFSER@SALIENTREALTYGROUP.COM  
PRESIDENT & DESIGNATED BROKER

BEN GRUENDER  
314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM  
ASSOCIATE

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.

**FLOORPLAN/LAYOUT**



\*Floorplan is Approximate



1000 S NEWSTEAD AVE | ST. LOUIS, MO 63110  
WWW.SALIENTREALTYGROUP.COM  
314.200.5352

**GAREN LAFSER**  
**314.451.7471**

GLAFSER@SALIENTREALTYGROUP.COM  
PRESIDENT & DESIGNATED BROKER

**BEN GRUENDER**  
**314.931.0635**

BGRUENDER@SALIENTREALTYGROUP.COM  
ASSOCIATE

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.