



FOR LEASE

25 W Moody Avenue

Webster Groves, MO 63119

Lease Rate:

\$24.00
PSF, NNN

CONTACT US

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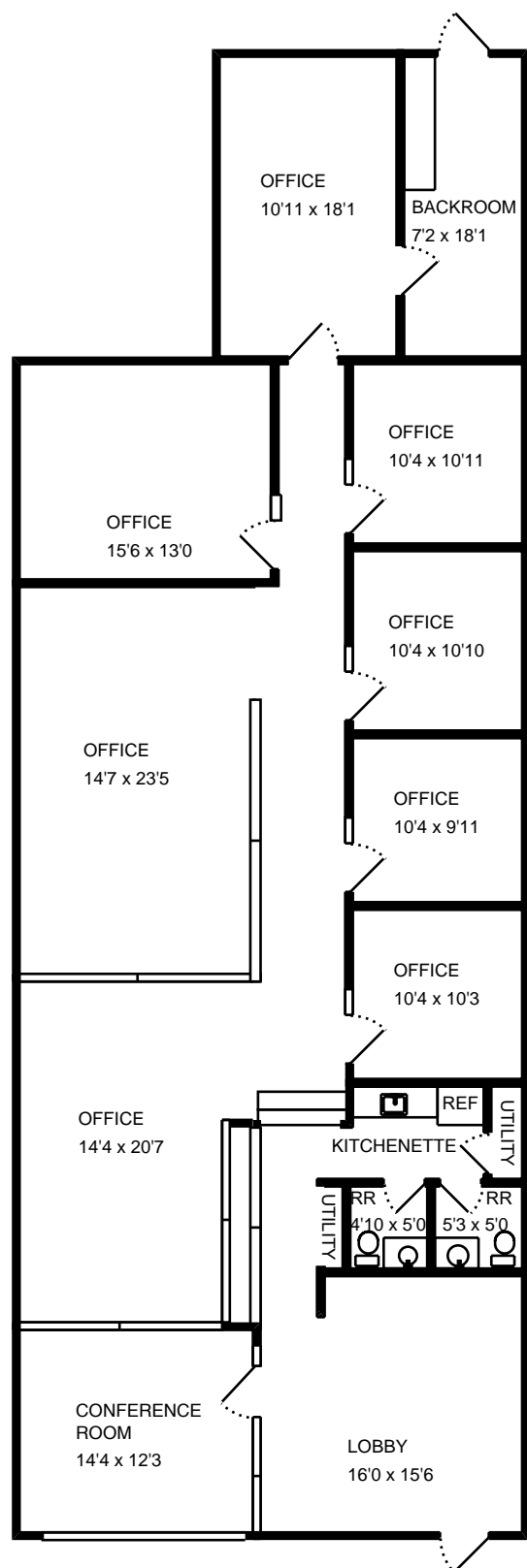
101 South Hanley Road
Suite 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

2,500 SF Office Space Available For Lease in The Audrey Building

Highlights

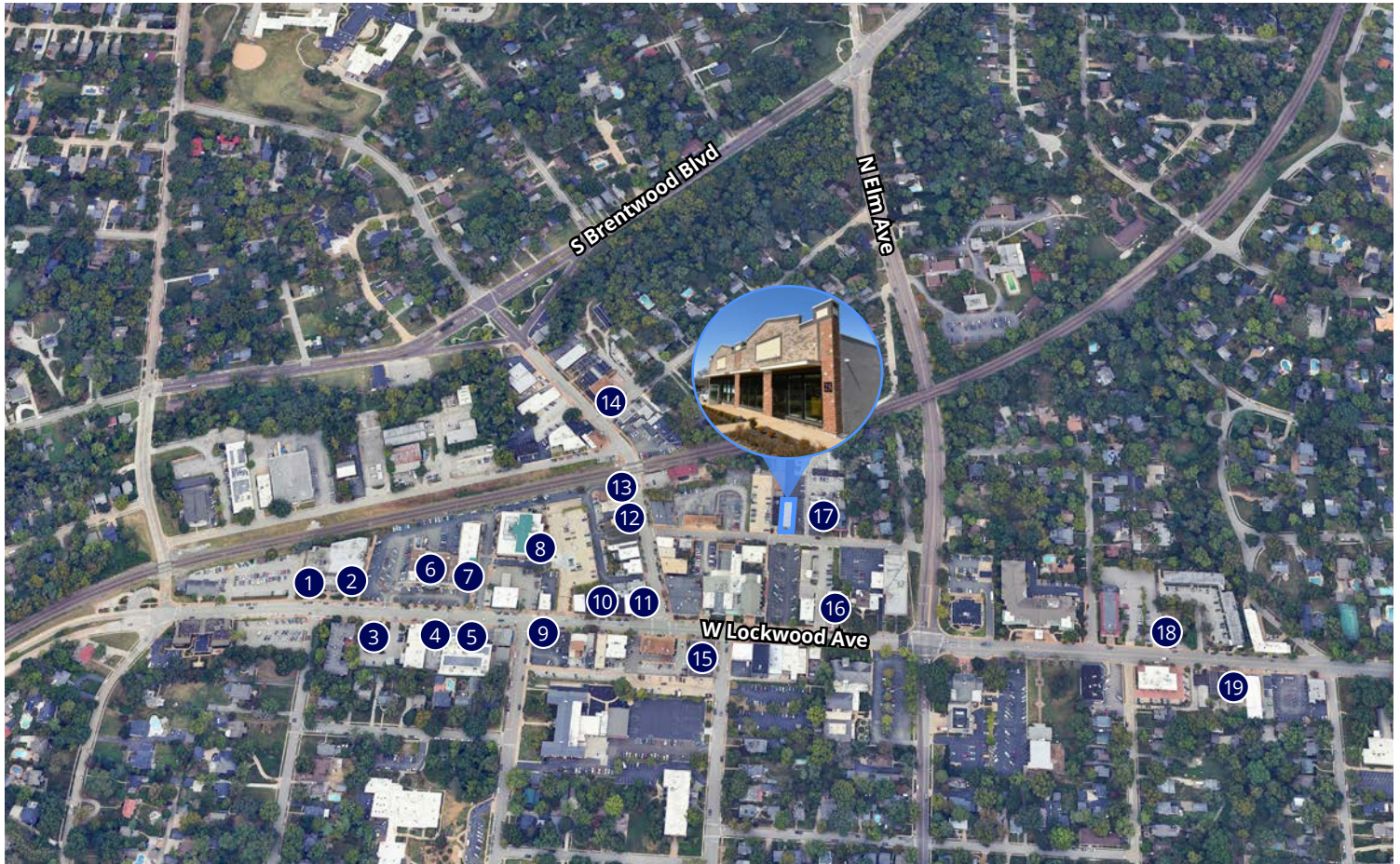
- 2,500 SF office space for lease
- Newly renovated interior and exterior
- Updates include new security system, HVAC, suspended ceiling, LED lighting, kitchen fixtures and tile, restroom fixtures and tile
- Dedicated building parking lot with 4/1,000 ratio available
- Two (2) EV charging stations
- Located in the heart of Old Webster Groves and next door to Llywelyn's Pub

FLOOR PLAN





LOCATION & AMENITIES



1 froYo

2 Robust Bistro & Wine Bar

3 Jet's Pizza

4 The Parkmoor Drive-In

5 Olive + Oak

6 Straub's

7 St. Louis Bread Co.

8 DD Mau

9 The Block

10 Le Macaron

11 Madrina

12 The Sushi Station

13 San Jose Mexican Restaurant

14 Telva at The Ridge

15 The Clover and the Bee

16 23 West Coffee

17 Llywelyn's Pub

18 Webster Groves Garden Cafe

19 Dewey's Pizza

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