



FOR LEASE

25 W Moody Avenue  
Webster Groves, MO 63119

Lease Rate:

\$24.00  
PSF, NNN

**CONTACT US**

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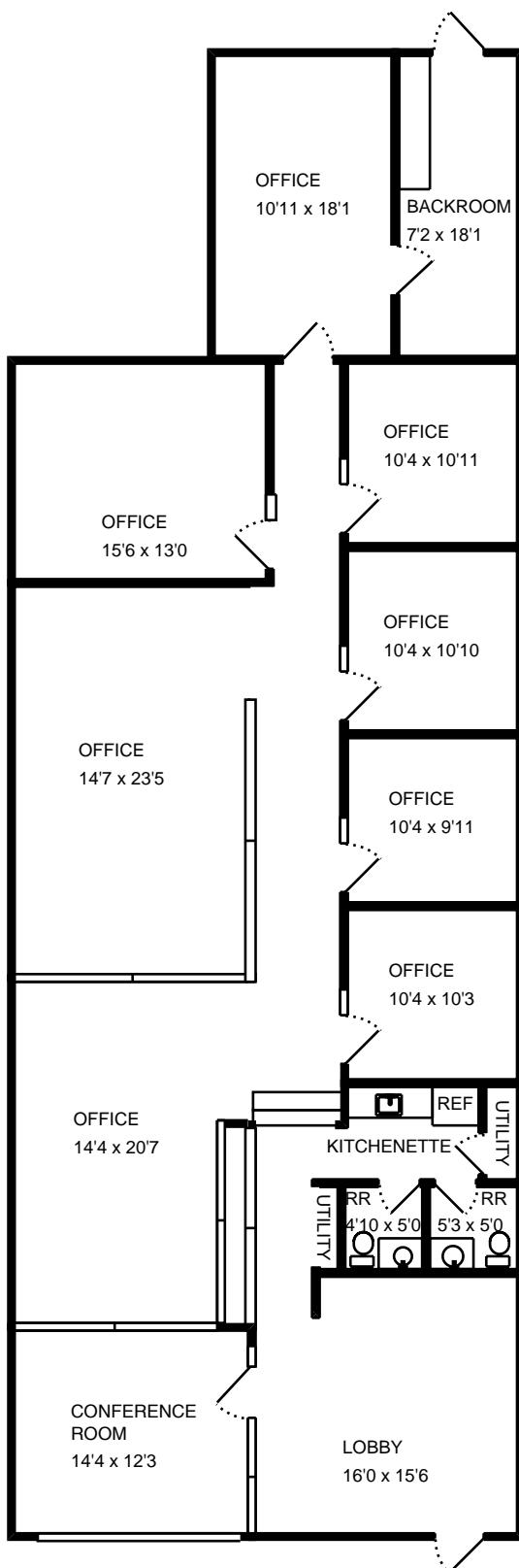
**Colliers**  
101 South Hanley Road  
Suite 1400  
St. Louis, MO 63105  
+1 314 863 4447  
colliers.com/stlouis

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

**Highlights**

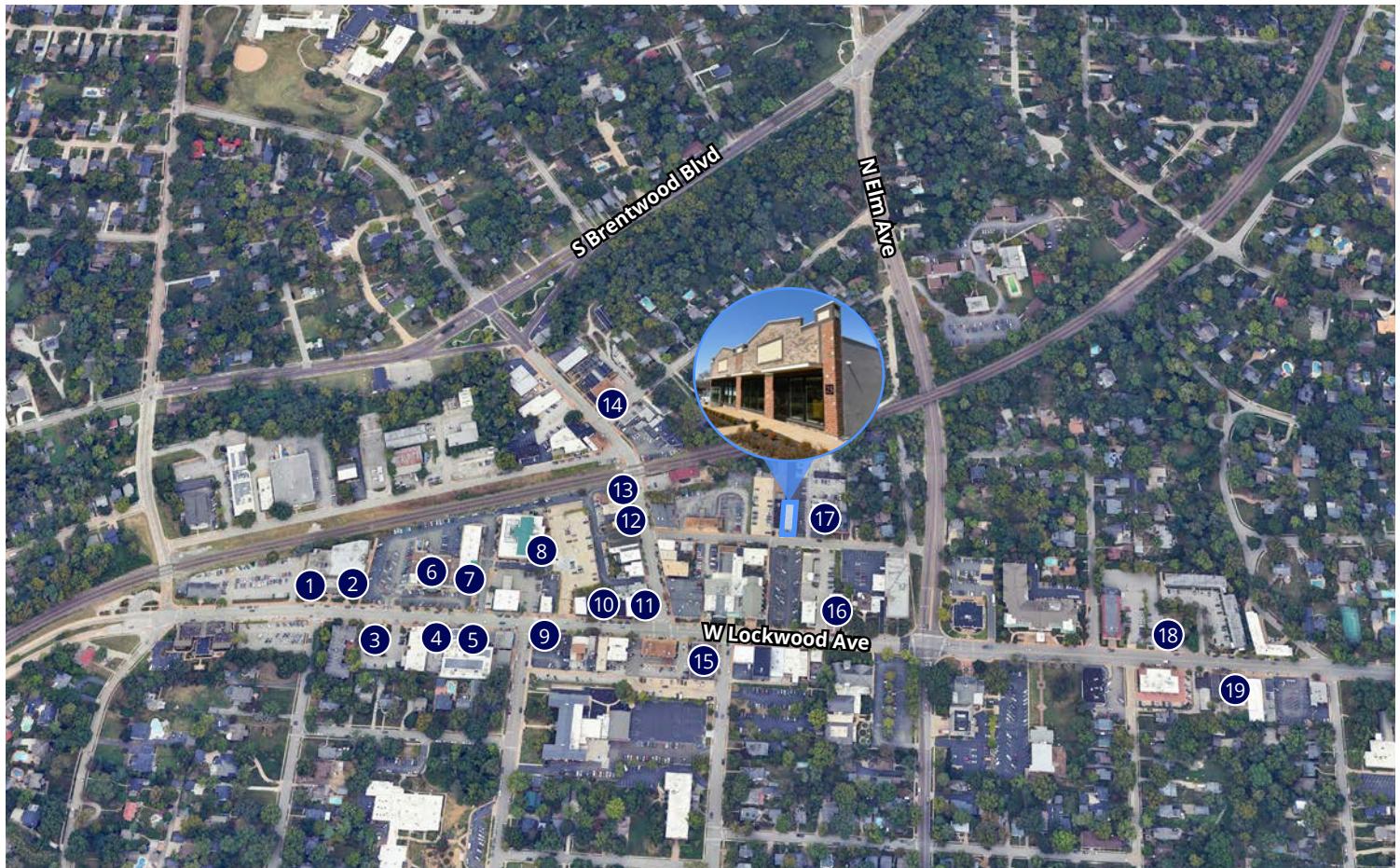
- 2,500 SF office space for lease
- Newly renovated interior and exterior
- Updates include new security system, HVAC, suspended ceiling, LED lighting, kitchen fixtures and tile, restroom fixtures and tile
- Dedicated building parking lot with 4/1,000 ratio available
- Two (2) EV charging stations
-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

## FLOOR PLAN





## LOCATION & AMENITIES



1	froYo	8	DD Mau	15	The Clover and the Bee
2	Robust Bistro & Wine Bar	9	The Block	16	23 West Coffee
3	Jet's Pizza	10	Le Macaron	17	Llywelyn's Pub
4	The Parkmoor Drive-In	11	Madrina	18	Webster Groves Garden Cafe
5	Olive + Oak	12	The Sushi Station	19	Dewey's Pizza
6	Straub's	13	San Jose Mexican Restaurant		
7	St. Louis Bread Co.	14	Telva at The Ridge		

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