



FOR LEASE

50 Crestwood Executive | St. Louis, MO 63126

50 Crestwood Executive



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**\$18.00 PSF
Full Service**

Property Highlights

- 44,789 SF office building
- 85-2,500 SF available to lease
- High traffic count with 22,000 VPD
- 94,000 VPD located less than 1.5 miles away at I-44
- Located on hard corner of Watson Rd & New Sappington Rd
- Ample Parking



Tyler Hyde

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Vice President | Brokerage



Austin Dazey

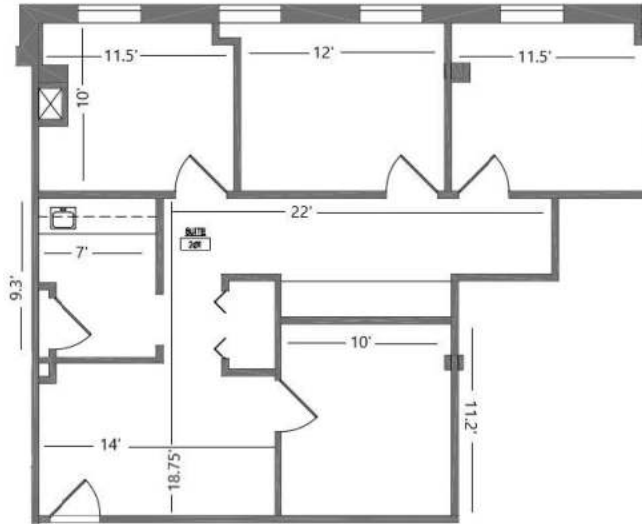
adazey@intcre.com
(636) 346-3490
Associate | Brokerage

Floor Plans

50 Crestwood Executive

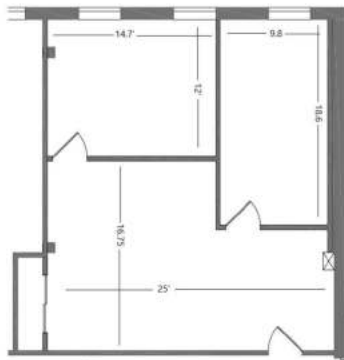
Suite 201:

987 RSF available



Suite 207:

869 RSF available



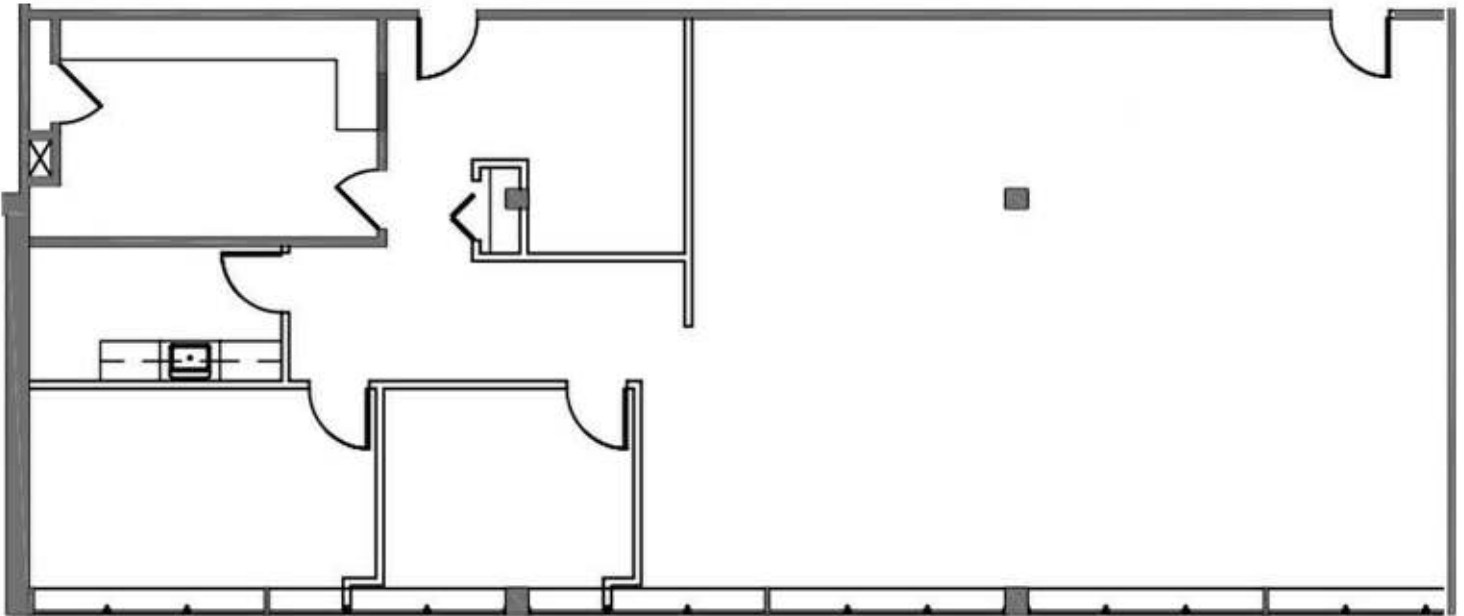
Suite 329:

429 RSF available



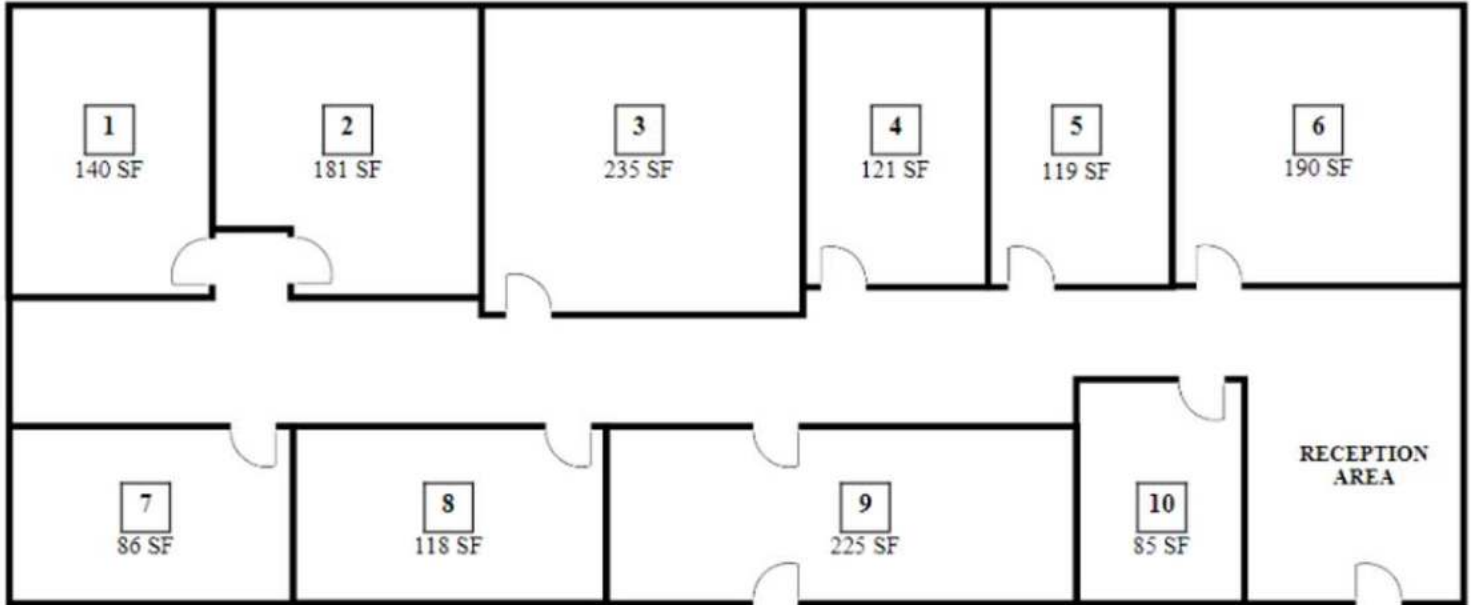
Floor Plans

Suite 500



2,266 RSF

Crestwood Suites



Suite

Monthly

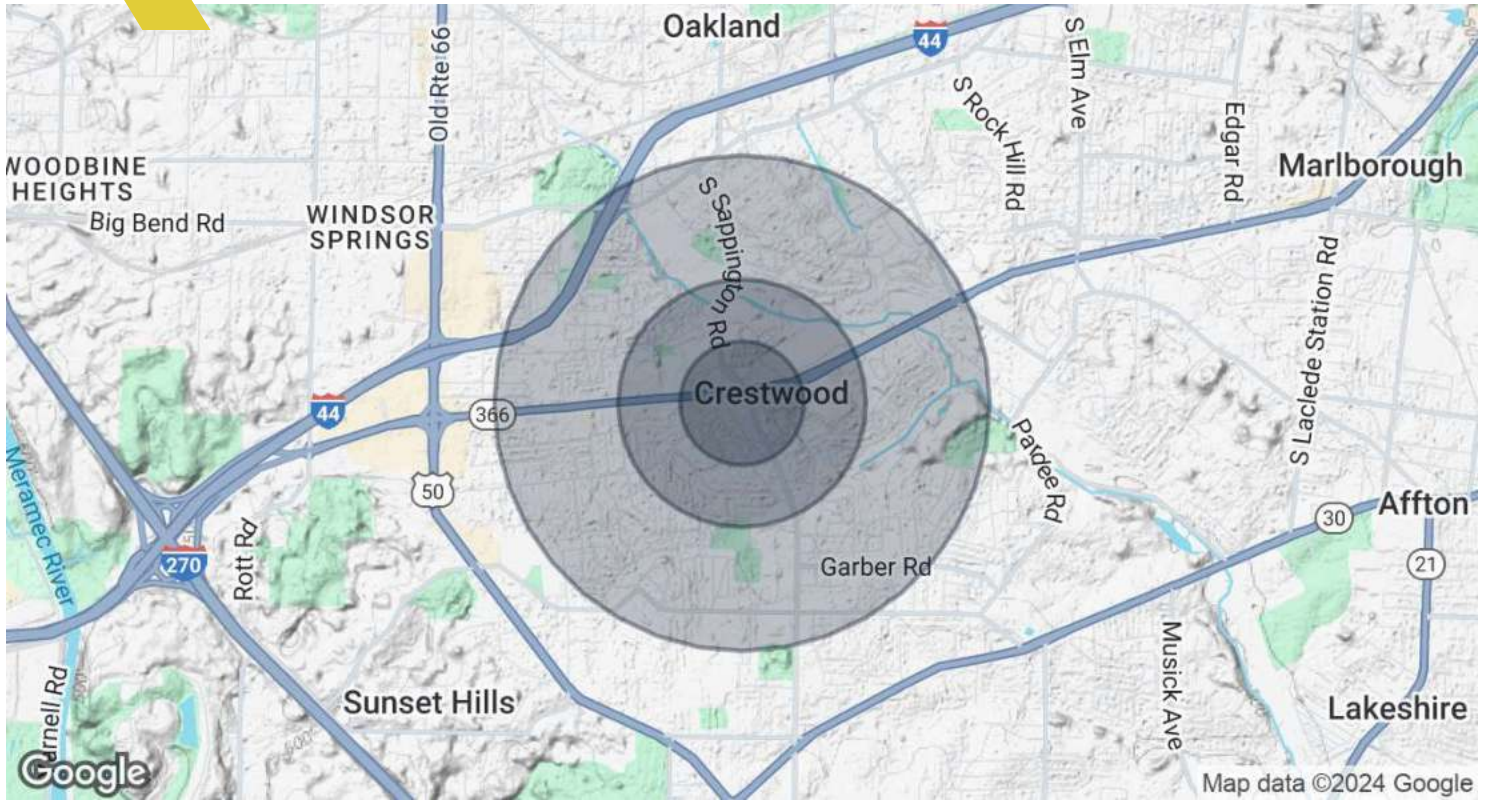
Highlights

1	\$400.00
2	\$500.00
3	\$595.00
4	\$350.00
5	\$350.00
6	\$495.00
7	\$300.00
8	\$305.00
9	\$585.00
10	\$300.00

- Private, individual office spaces
- Internet included
- Developing local area
- Monthly rents as low as \$300

Demographics Map & Report

50 Crestwood Executive



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	583	2,331	9,983
Average Age	41.1	41.2	40.8
Average Age (Male)	43.4	41.5	39.3
Average Age (Female)	44.2	44.7	43.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	239	973	4,142
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$98,271	\$92,609	\$99,372
Average House Value	\$227,969	\$214,129	\$223,073

2020 American Community Survey (ACS)



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

