



# The Carriage Works

## Retail – Restaurant Suites

3948 & 3962 Laclede

- 2,400sf to 4,800sf
- Bright, New Storefront Space in a Historic Building
- High Ceilings & Abundant Daylight
- All-New Sidewalks & Streetscape
- Ample, Off-Street Parking
- Turn-Key Buildouts Available
- \$30/sf NNN

UNDER CONSTRUCTION  
For 2025 Occupancy

**Envoy**  
commercial real estate

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# The Carriage Works Location

## Where the Central West End and St. Louis University Meet

