

# 36,000 SF Office/ Warehouse

Significant Price Reduction

2771 Chouteau Avenue  
St. Louis, MO 63103  
[www.cbre.com/stlouis](http://www.cbre.com/stlouis)

Sale Price: \$1,995,000 | Lease Rate \$6.25/SF, NNN





2771 Chouteau Avenue  
St. Louis, MO 63103

For Sale/Lease

## Property Stats

36K 1.39

Sq. Ft. Available

Acre Lot

Sale Price

\$1,995,000

Lease Rate

\$6.25/SF NNN



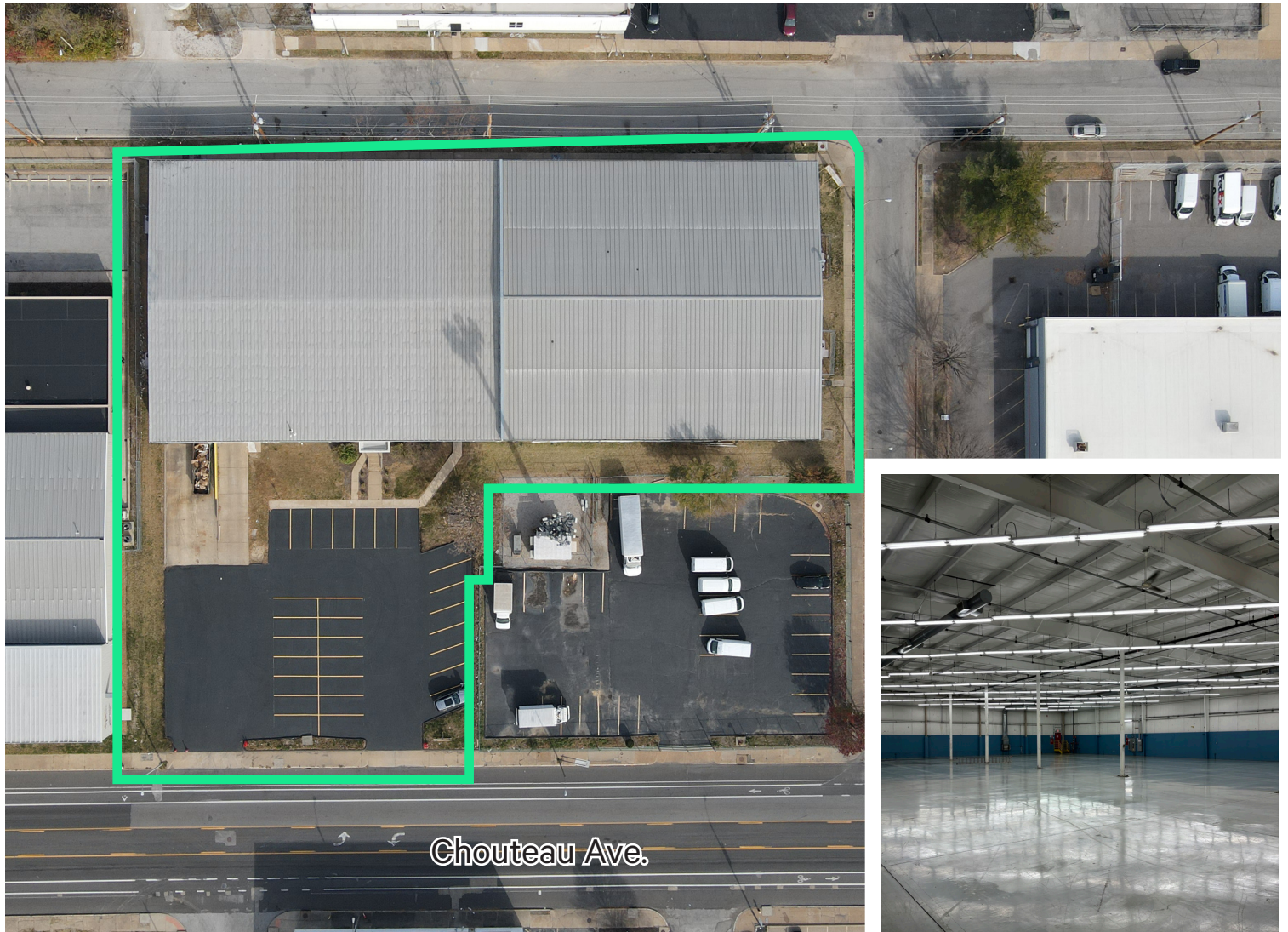
## Property Details

- + 36,000 SF office/warehouse building
- + 300' x 120' building dimensions
- + 1.39 acre lot
- + Built 1989 / 2005
- + 100% climate control
- + ±1,700 SF office finish
- + 2 docks
- + 1 drive-in
- + 18' clear ceiling height
- + 28 car parking spaces
- + Fully sprinklered
- + Outstanding Midtown location with excellent access to I-64 and I-44.
- + Vibrant mixed-use development in the surrounding area, including SLU Medical, Top Golf, Deli Star, Villa Lighting, Andy's Seasonings, FedEx, etc.
- + **Lease Rate: \$6.25/SF, NNN**
- + **Sale Price: \$1,995,000**



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Chouteau Ave.

## Contact Info

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