

2258-94 Weldon Pkwy

St. Louis, MO 63146

4,300 SF - 9,210 SF OFFICE/WAREHOUSE FOR LEASE

- Suite 2258: 4,300 SF
 - Numerous Private Offices, Conference Room, Kitchen & Large Open Area with a Small Warehouse with a Double Man Door (Warehouse Area can be Expanded)
- Suite 2270: 8,222 SF
 - Mostly Offices Finish Space with Numerous Offices and Open Area, Small Warehouse with Double Man Doors
- Suite 2292: 9,210 SF
 - Large Open Space, Several Offices, Warehouse with Drive-In
- Easy Access to I-270, Page Extension & St. Louis Lambert International Airport
- Close to Hotels, Restaurants & Shopping
- Outstanding Visibility at the Corner of Westline Industrial Dr & Weldon Pkwy
- Lease Rate: \$9.50 PSF, Modified Gross plus \$1.25 CAM (2025 Estimate)

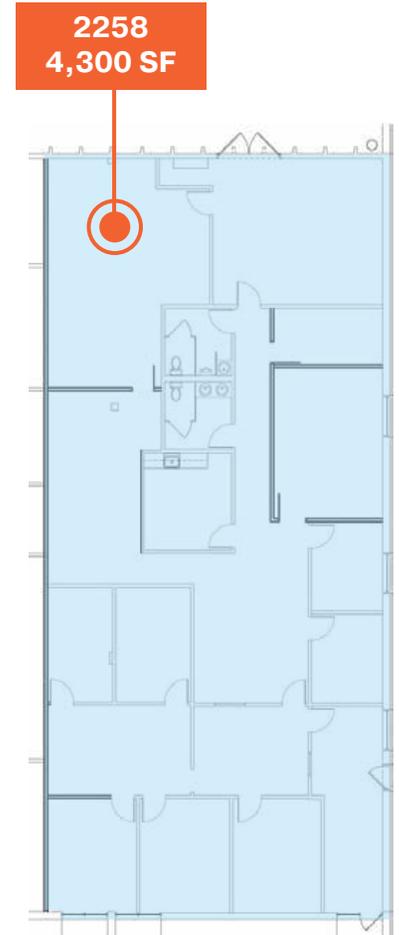
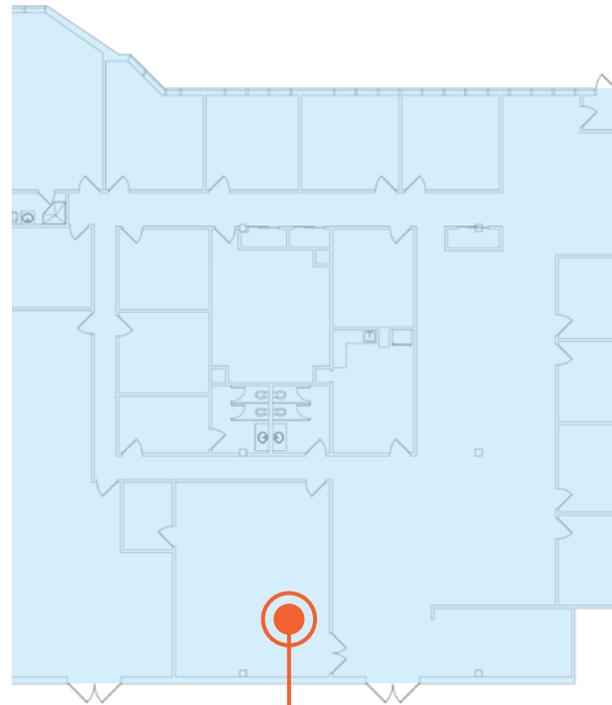
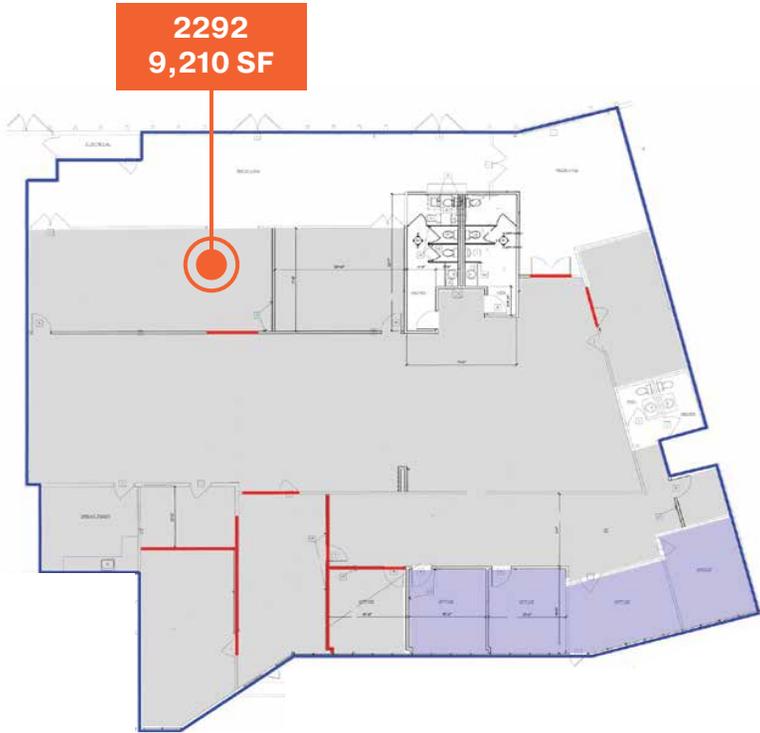
FOR MORE INFORMATION CONTACT:

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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.