

For Sale/Lease

NAIDESCO

4100 Forest Park Ave
St. Louis, MO 63108



Property Highlights



For Sale/Lease
± 3,347 - 7,514 SF



Creative Retail /
Office Space



Located in Cortex
Innovation District



\$1,745,000 OR
Contact Broker

For more information, please contact:



Tony Salerno

d (314) 994 - 2322
c (314) 703 - 6400
tsalerno@naidesco.com



Michelle Goodwin, CCIM

d (314) 994 - 4944
c (636) 236 - 9802
mgoodwin@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com

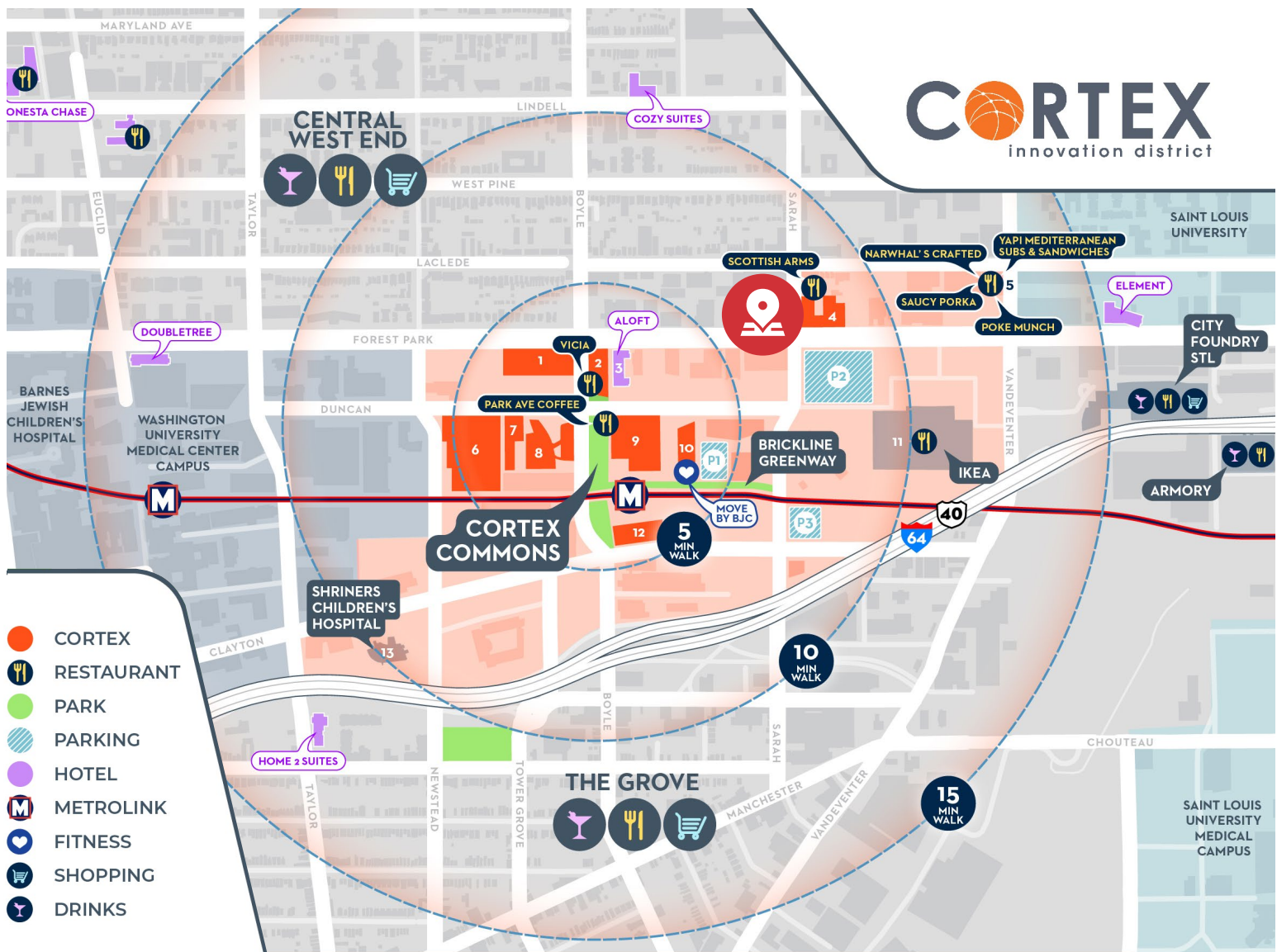
Property Features

±3,347 – 7,514 SF Creative Retail/Office Space

- **7,514 SF Combined Space** — Available for condo sale
- **4,250 SF Endcap** — Available for lease
- **3,347 SF Inline Space** — Available for lease
- Gated reserved parking spaces and street parking available
- Historic renovation completed in 2008
- Prime Central West End location, halfway between BJC and SLU, approx. 3 blocks from Cortex MetroLink Station

 **Sale Price:**
\$1,745,000

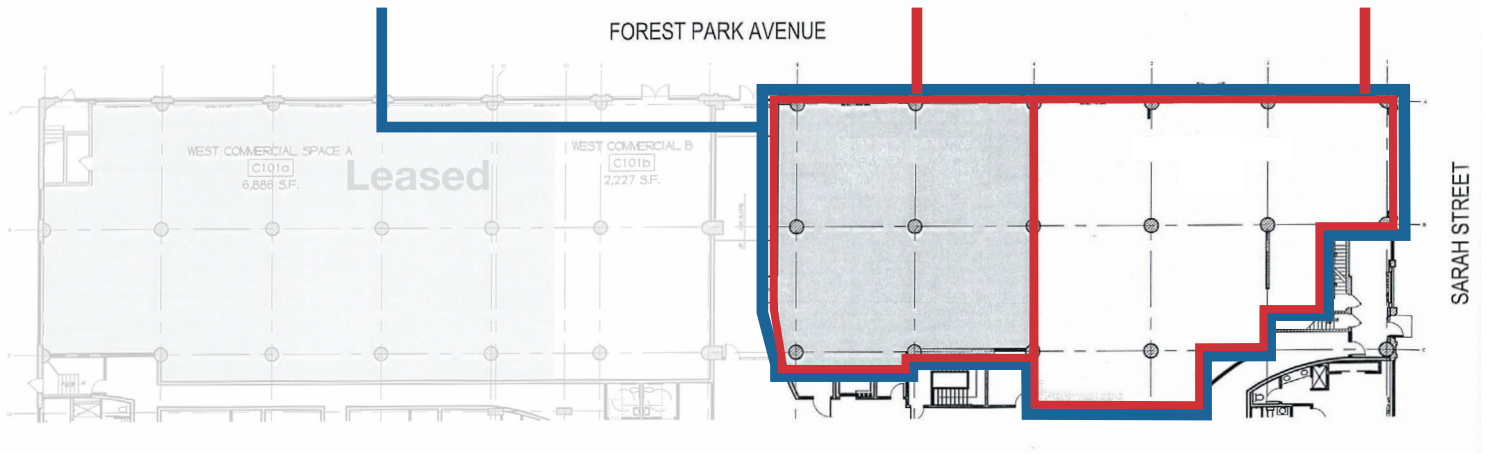
 **Lease Rate:**
Contact Broker



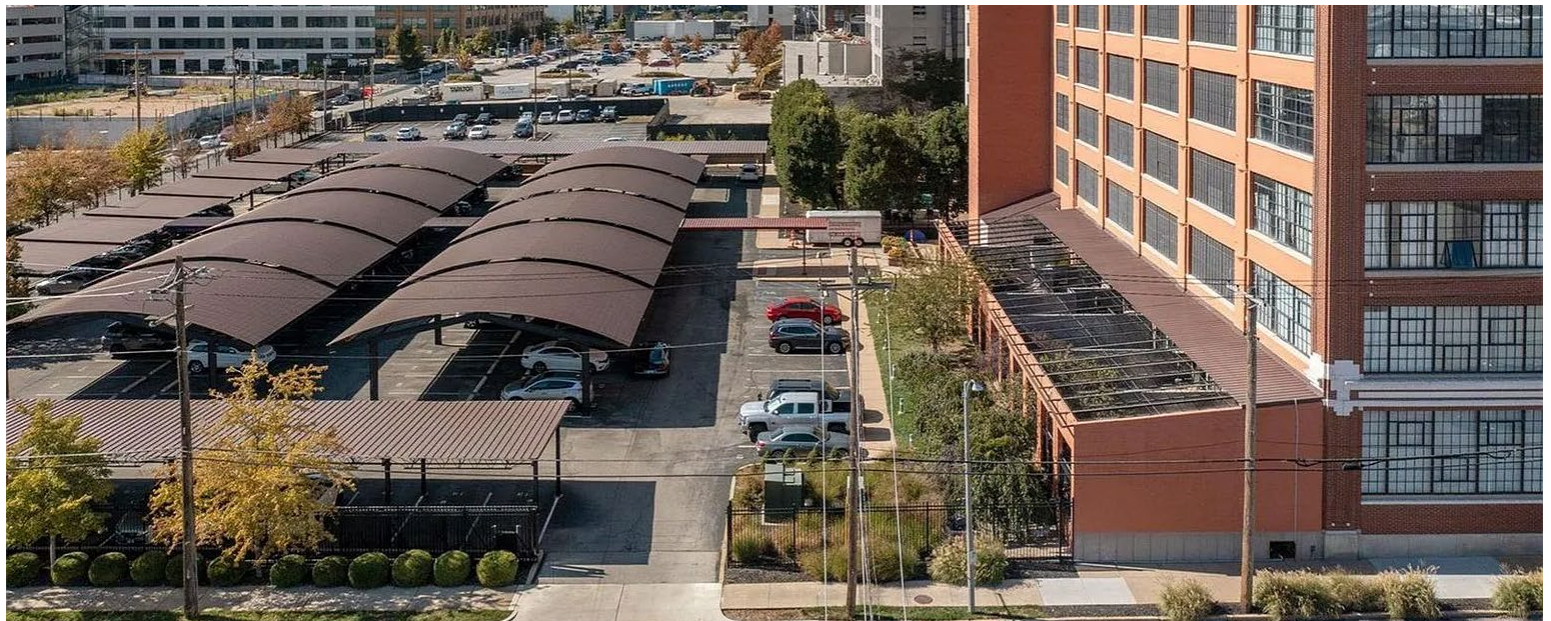
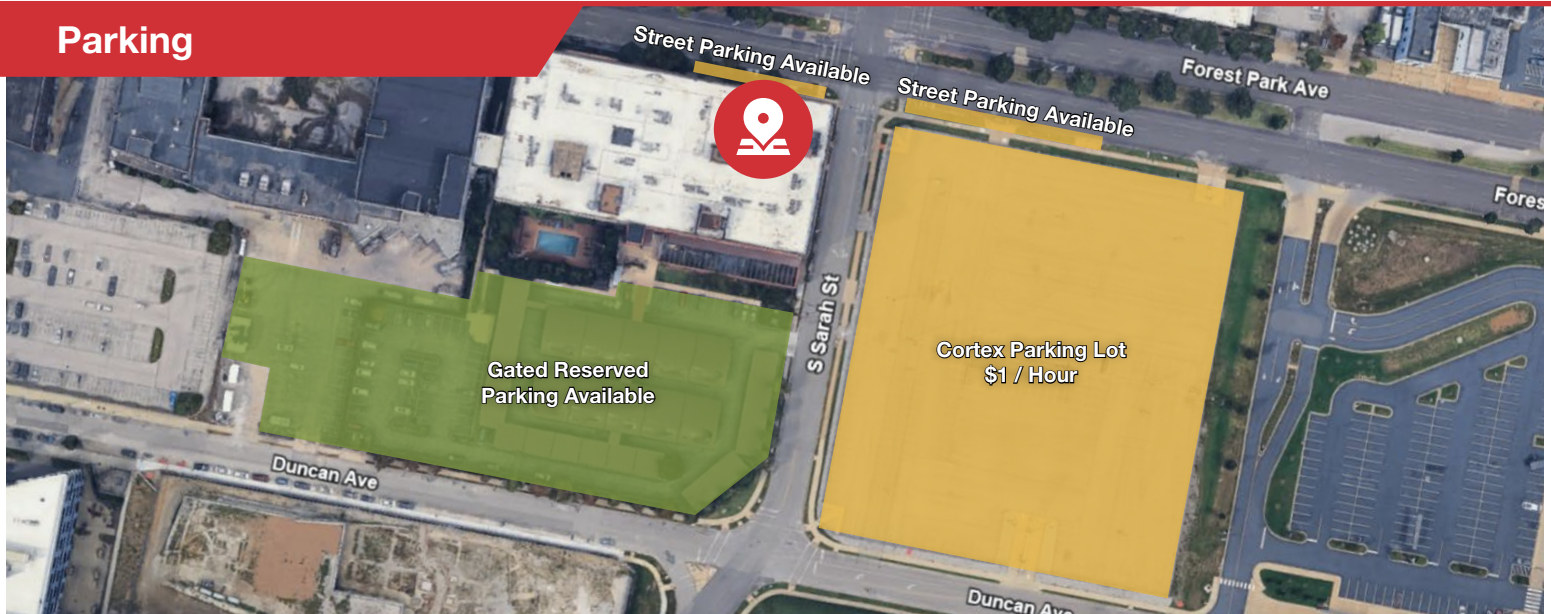
For Sale
7,514 SF

For Lease | C102
3,347 SF

For Lease | C103
4,250 SF



Parking

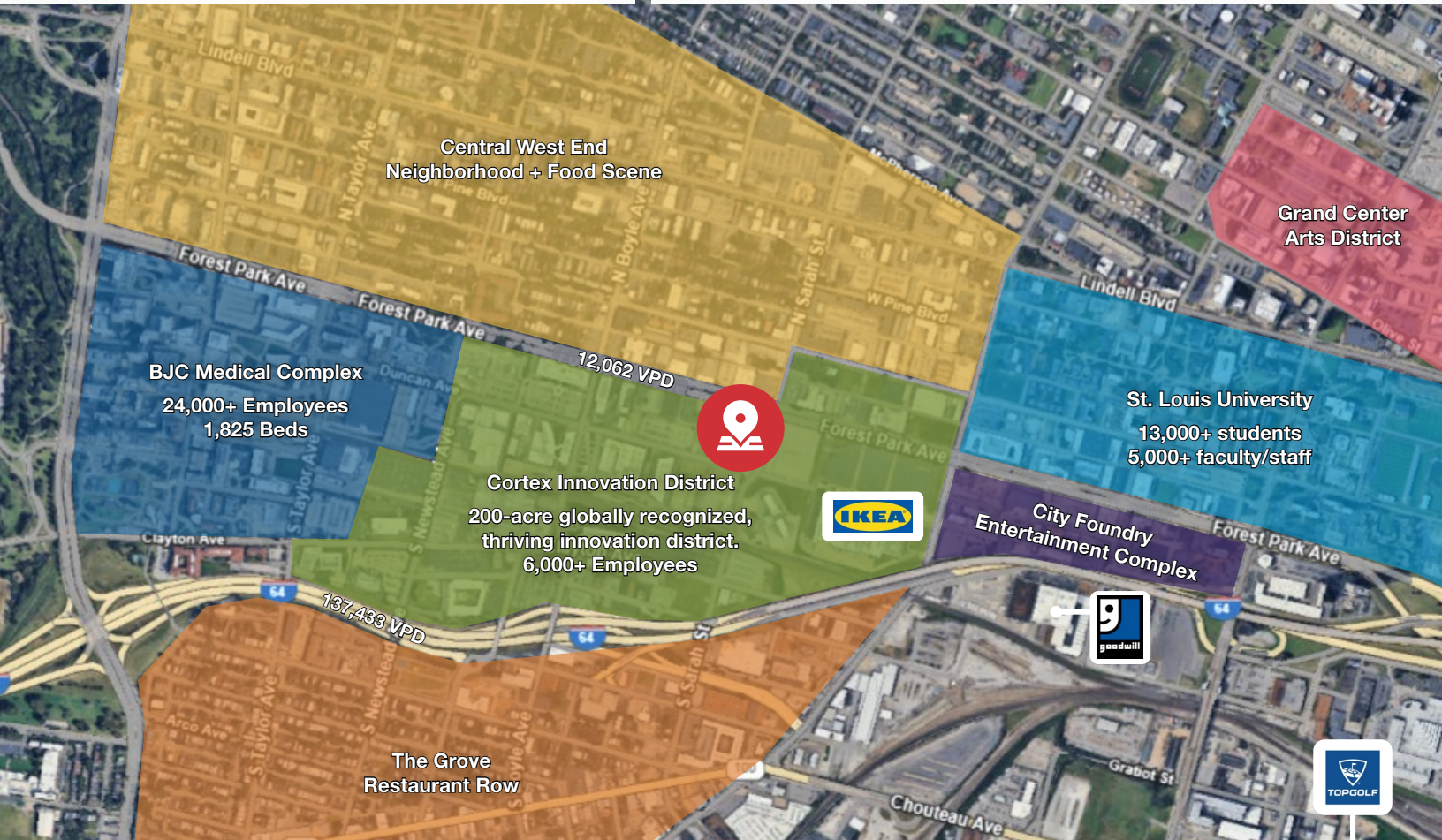


Tenants in Area



Demographics

				
	Population	Daytime Population	Avg. HH Income	Households
1 Mile	23,206	32,922	\$102,011	12,306
3 Miles	144,949	149,753	\$94,730	73,547
5 Miles	321,015	316,626	\$99,187	154,693



Tony Salerno

d (314) 994 - 2322
c (314) 703 - 6400
tsalerno@naidesco.com



Michelle Goodwin, CCIM

d (314) 994 - 4944
c (636) 236 - 9802
mgoodwin@naidesco.com



NAIDESCO

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800

naidesco.com