

1826 Chouteau Ave
St. Louis, MO 63104

**CREATIVE
OFFICE SPACES**
FOR LEASE | FOR SALE

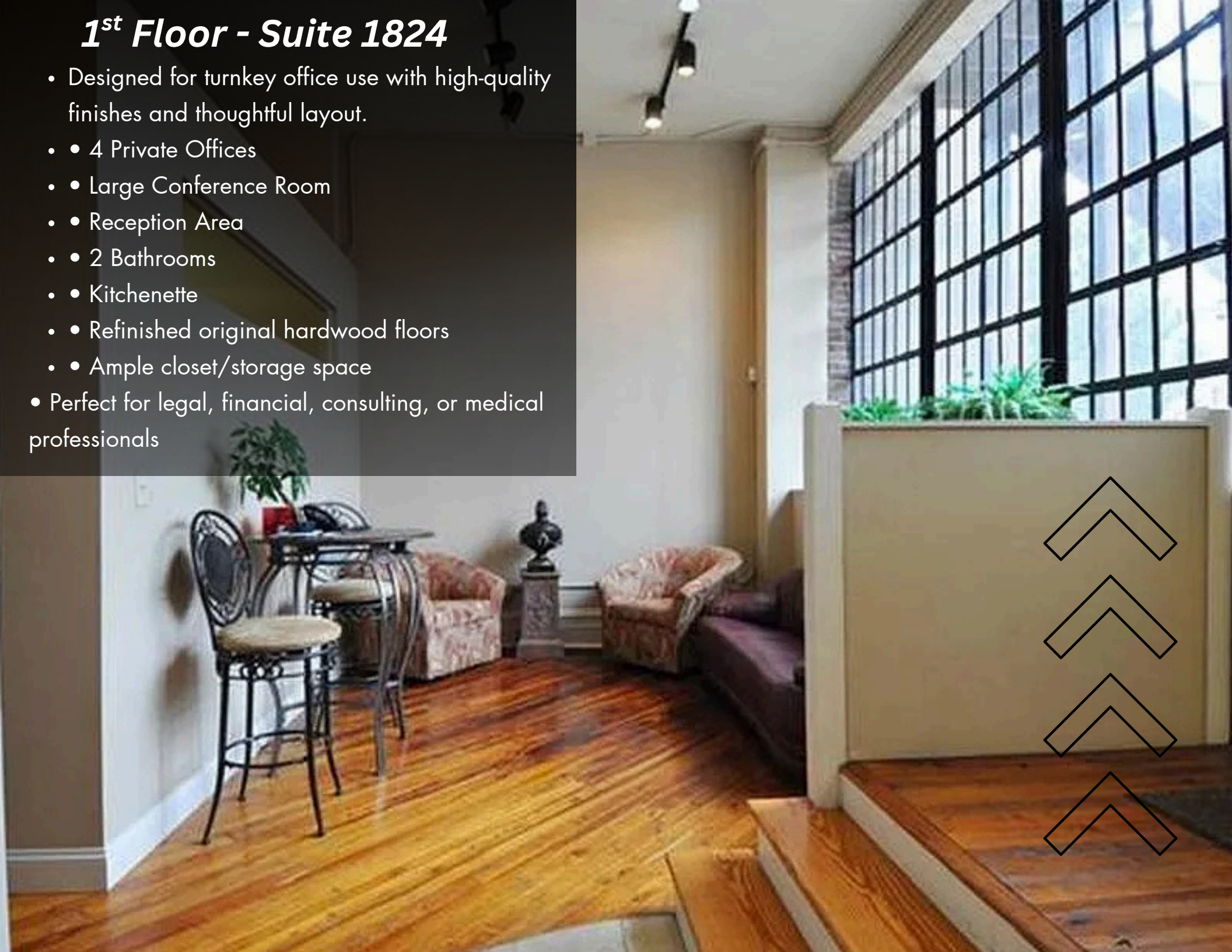


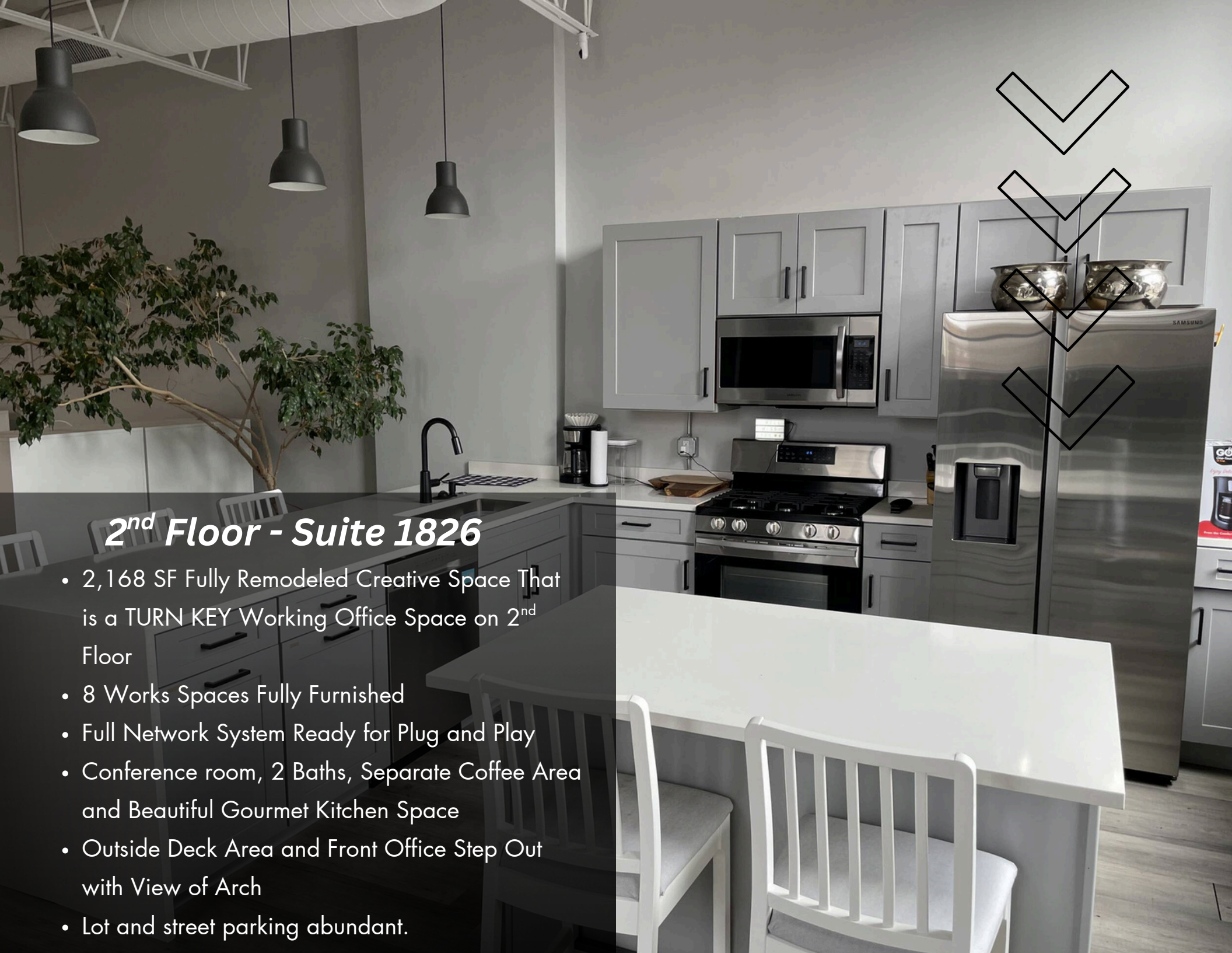
- 4,375 SF Total
 - 1st Floor: 2,027 SF – Private Offices + Conference
 - 2nd Floor: 2,168 SF – Open Loft / Creative / Live-Work
- Full Open Basement with 8-ft ceilings – Ideal for storage or buildout
- Zoned Flex
- All major systems renovated in 2020: electric, plumbing, HVAC
- New water heater, modern lighting, and updated windows

For Lease:
\$14.00/SF NNN
For Sale:
\$525,000

1st Floor - Suite 1824

- Designed for turnkey office use with high-quality finishes and thoughtful layout.
- • 4 Private Offices
- • Large Conference Room
- • Reception Area
- • 2 Bathrooms
- • Kitchenette
- • Refinished original hardwood floors
- • Ample closet/storage space
- Perfect for legal, financial, consulting, or medical professionals



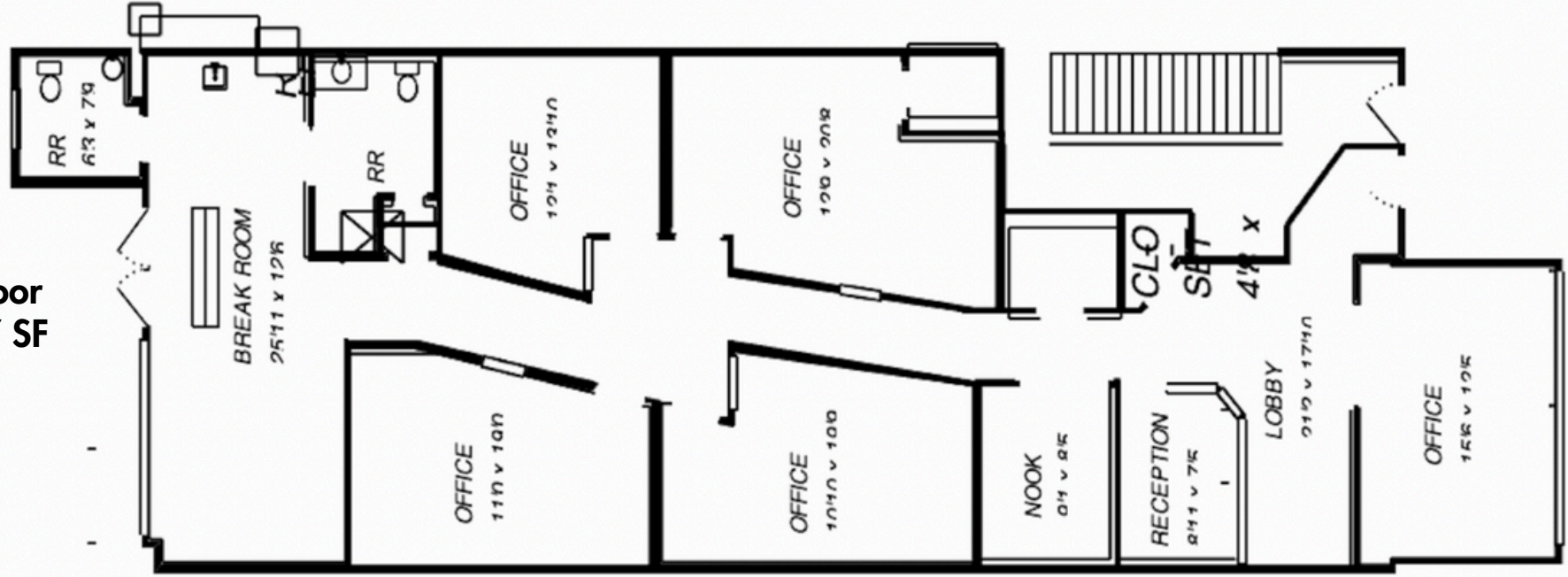


2nd Floor - Suite 1826

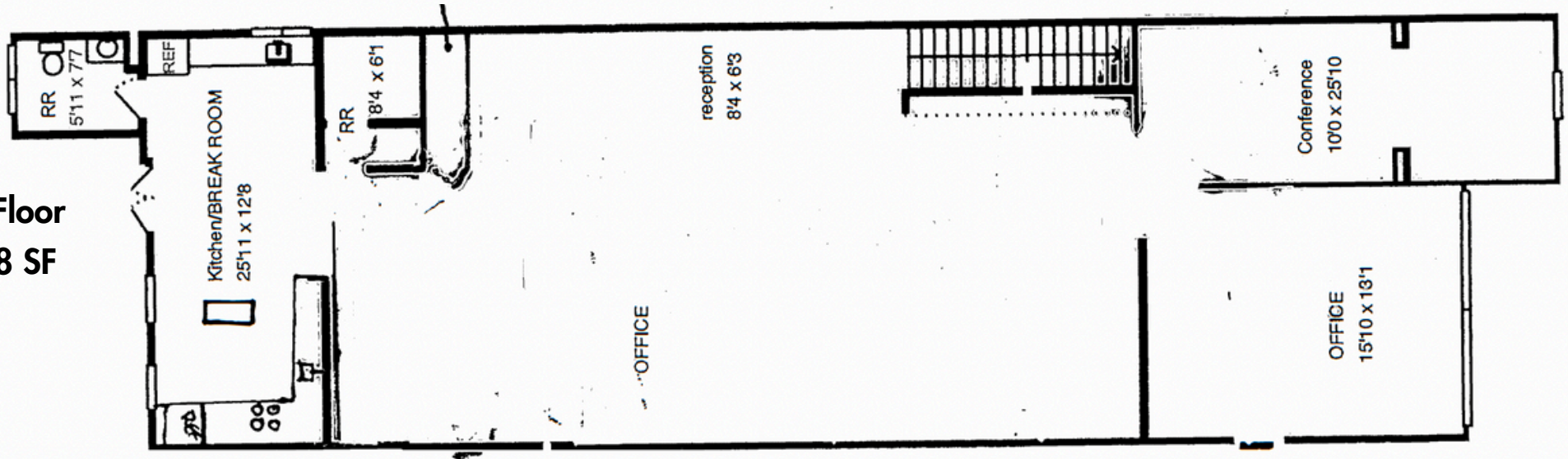
- 2,168 SF Fully Remodeled Creative Space That is a TURN KEY Working Office Space on 2nd Floor
- 8 Works Spaces Fully Furnished
- Full Network System Ready for Plug and Play
- Conference room, 2 Baths, Separate Coffee Area and Beautiful Gourmet Kitchen Space
- Outside Deck Area and Front Office Step Out with View of Arch
- Lot and street parking abundant.

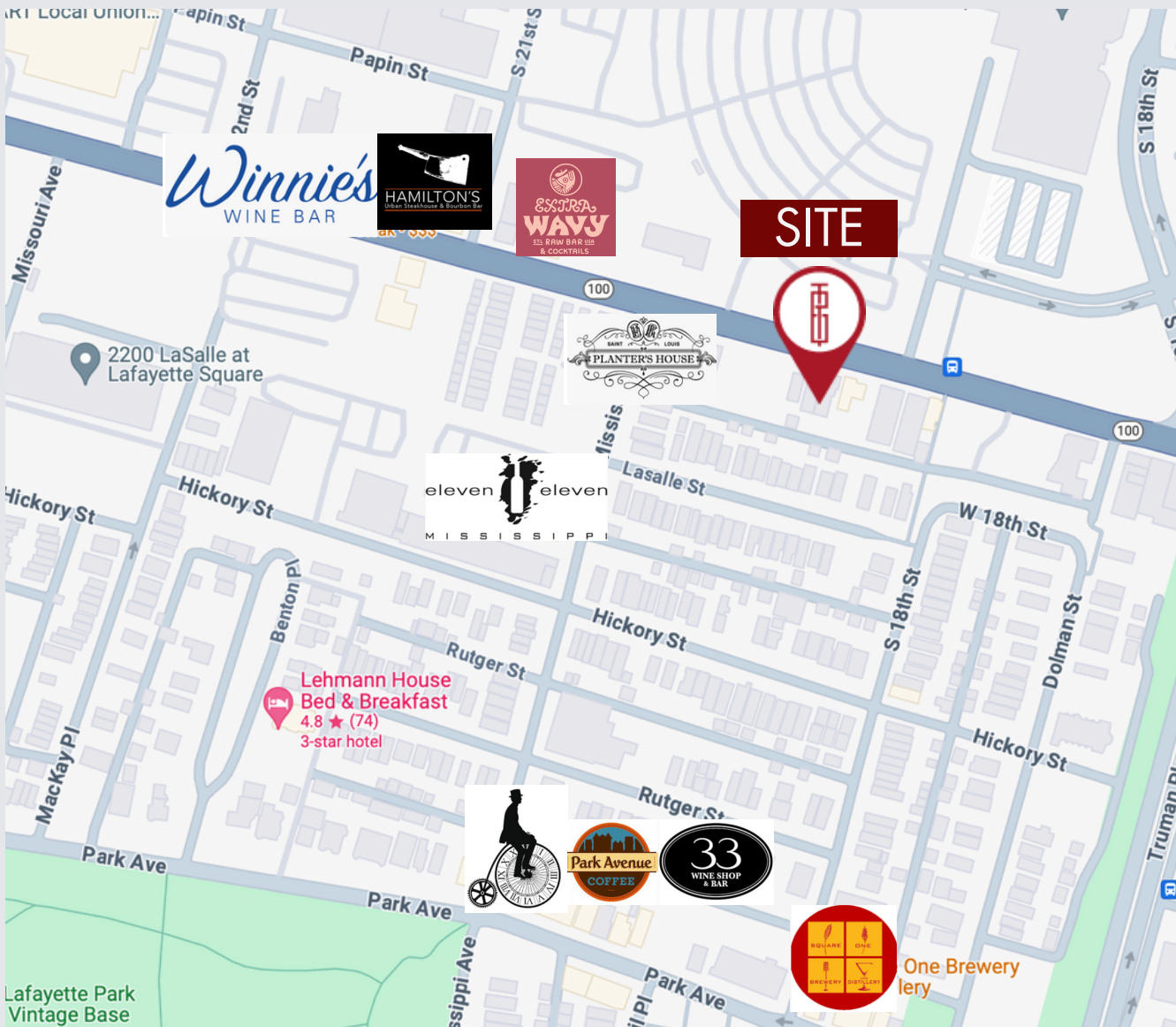
Floor Plans

1st Floor
2,027 SF



2nd Floor
2,168 SF





Location & Parking

- 2 private rear parking spots
- FREE front parking lot with abundant availability
- Quick access to I-64, I-55, and I-44
- Minutes from downtown STL, SLU, Cortex, NGA, Union Station

CONTACT BROKERS FOR MORE INFO



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