

5,885±SF Historic Office Building

(including finished basement)

Price Reduced

3201 Washington Ave
St. Louis, MO 63103

ALSO
AVAILABLE

WASHINGTON AVE

N COMPTON AVE

For Sale

~~Asking Price: \$750,000.00~~

Reduced Price: **\$625,000.00**

Features:

- Fully built-out office space across all levels plus finished basement adaptable for work, events
- Parking: Off-street parking available
- Outdoor Amenities: New outdoor patio with bar and men's/women's restrooms
- Renovated: 2016
- Prime Midtown Location
- Excellent for professional services: attorneys, CPAs, architects, insurance agents

Contact

Peder Hulse
phulse@hillikercorp.com
314-800-5224

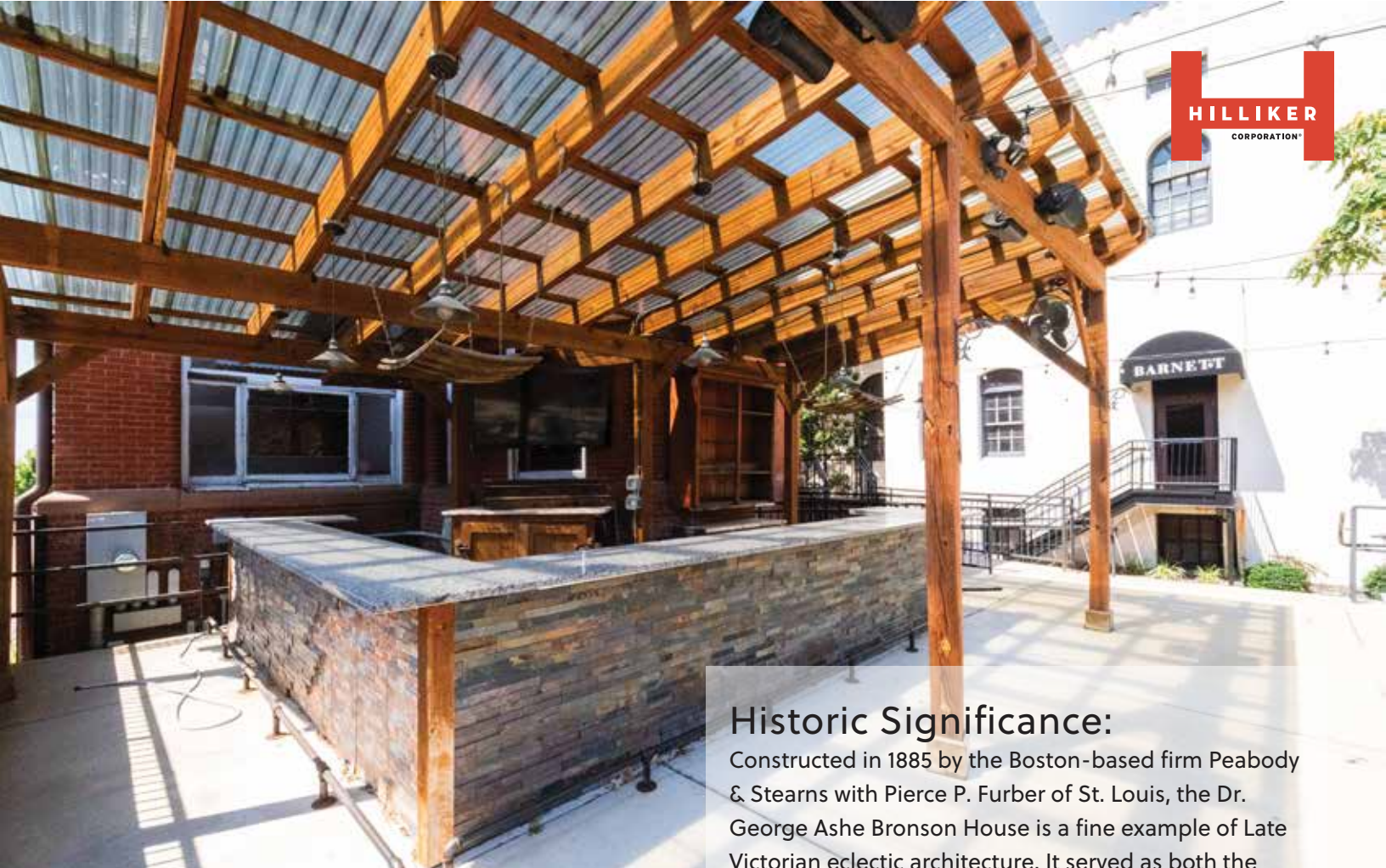
Patrick T. McKay
ptmckay@hillikercorp.com
314-781-0001



Hilliker Corporation | www.hillikercorp.com | 314-781-0001
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

Individual Membership in the Society of Industrial and Office Realtors. SIOR



Historic Significance:

Constructed in 1885 by the Boston-based firm Peabody & Stearns with Pierce P. Furber of St. Louis, the Dr. George Ashe Bronson House is a fine example of Late Victorian eclectic architecture. It served as both the residence and dental office of Dr. George A. Bronson, a pioneering dentist and inventor. The property became known for its "Oasis" Japanese Garden, created in 1908 with the assistance of Shiro Miyake, a Washington University dental student who arrived in St. Louis for the 1904 World's Fair. This garden is recognized as one of the city's earliest authentic Japanese gardens.

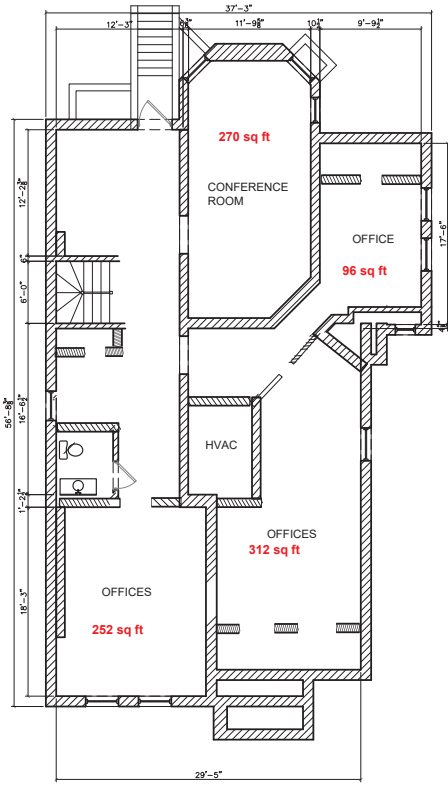
Following a meticulous restoration, the property received the Landmarks Association's "Most Enhanced" Award. It is listed on the National Register of Historic Places.



Floor Plans

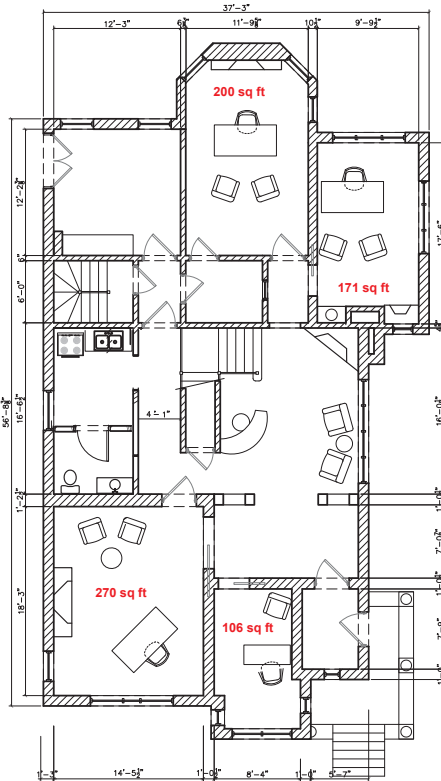
3201 Washington Ave

5073 Total Sq Ft consisting of basement, 1st & 2nd floors



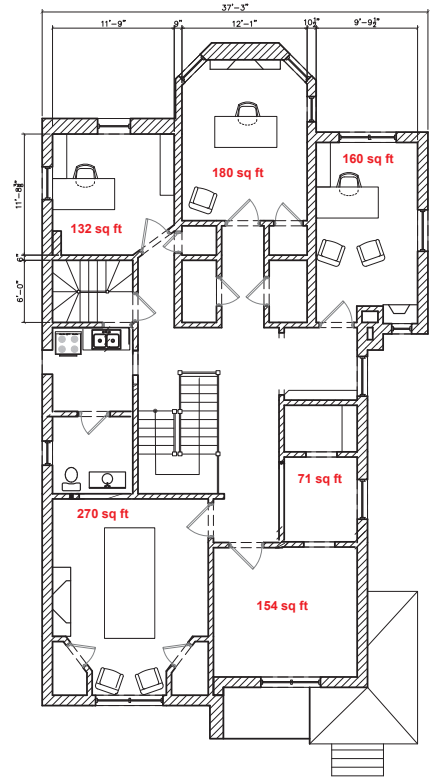
**3201 Washington Avenue
Basement Floor Plan**

1674 Total Sq Ft (approx 700 sq ft of common area)



**3201 Washington Avenue
First Floor Plan**

1717 Total Sq Ft (approx 970 sq ft of common area)



**3201 Washington Avenue
Second Floor Plan**

1682 Total Sq Ft (approx 715 sq ft of common area)



Contact

Peder Hulse
phulse@hillikercorp.com

Patrick McKay
ptmckay@hillikercorp.com