

SOUTH GRAND CREATIVE OFFICE



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

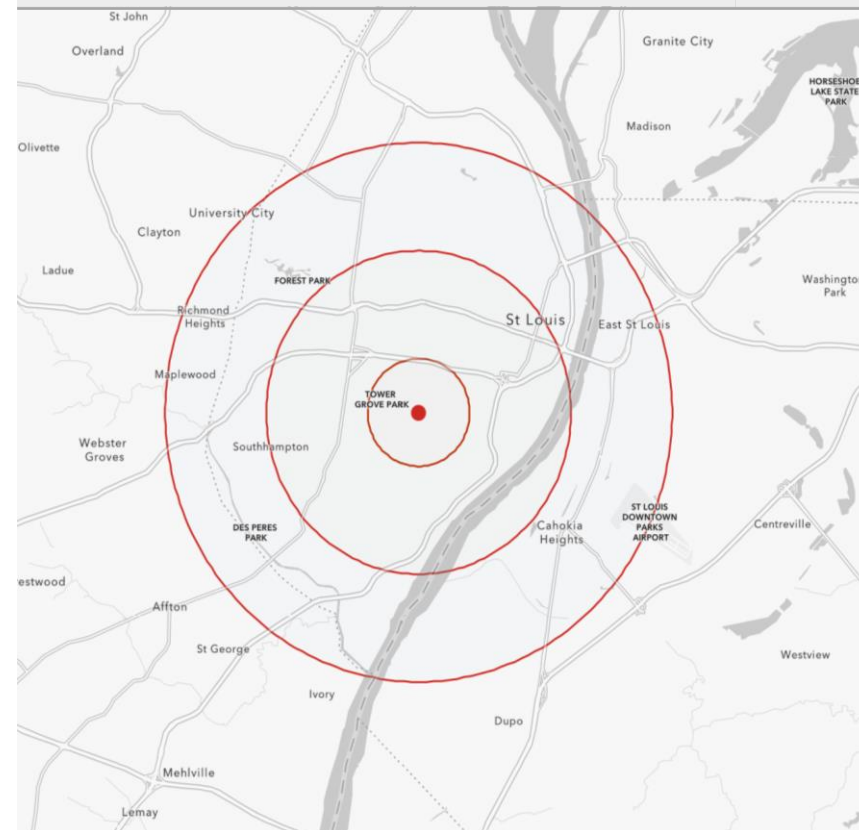
**3030 SOUTH GRAND BOULEVARD
ST. LOUIS, MO 63118
4,000 S.F. | \$16.00/S.F. N.N.N.**

PROPERTY OVERVIEW



- **4,000 S.F. CONVENIENTLY LOCATED ON S. GRAND AND ARSENAL**
- **DIRECTLY ACROSS FROM TOWER GROVE PARK**
- **LARGE KITCHENETTE, 5 PRIVATE OFFICES, CONFERENCE ROOM, ELEVATOR, AND MULTIPLE STORAGE CLOSETS**
- **2 ADA-ACCESSIBLE RESTROOMS**
- **NEWLY REMODELED OUTDOOR DECK WITH PICNIC TABLES**
- **MODERN FINISHES**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		29,669	160,948	319,596
HOUSEHOLDS		13,912	79,569	153,294
AVERAGE HH INCOME		\$85,190	\$77,347	\$79,276



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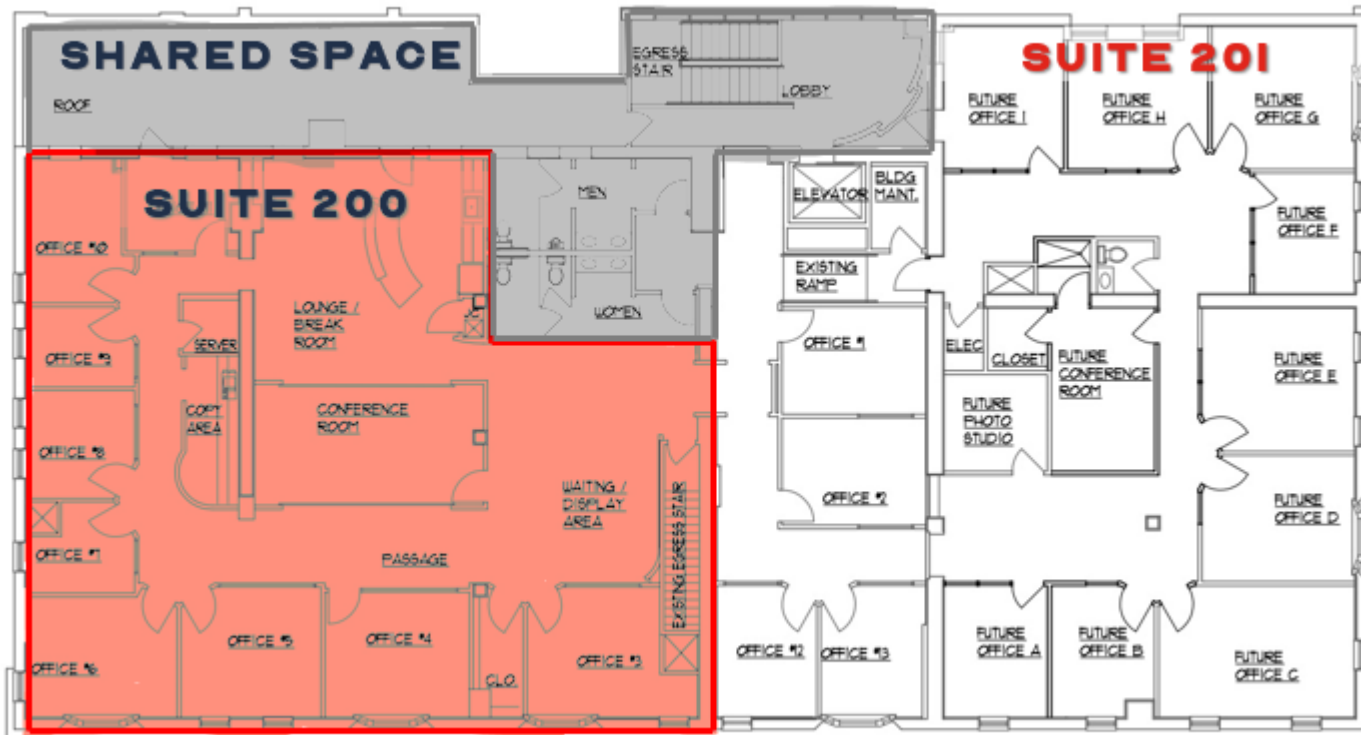
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SITE PLAN

PROPERTY PARKING LOT



SOUTH GRAND BOULEVARD

RETAIL SPACE

SUITE	STATUS	TENANT
3014 SOUTH GRAND BLVD.	LEASED	BOTANICALS DESIGN STUDIO
3016 SOUTH GRAND BLVD.	LEASED	TRIBE DISPENSARY
3024 SOUTH GRAND BLVD.	LEASED	T-MOBILE
3559 ARSENAL STREET	LEASED	NAVIN'S BBQ

OFFICE SPACE

SUITE	SQUARE FOOTAGE	LEASE RATE
SUITE 201	LEASED	-

SUITE 200 4,000 AVAILABLE

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