



4163 Crescent Dr

4163 Crescent Dr, Saint Louis, MO 63129



Scott Hagar

Realty Executives Of St. Louis
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4163 Crescent Dr

\$20.00 /SF/YR

Great stand alone one story office building in quiet area near Lindbergh, I-270 and I-55 for convenience to many areas. Offers small reception entry, 3 or 4 private offices and 1 or 2 conference rooms depending on how you want to use plus an open office area with 4 cubicles. In addition there is a large open area with fireplace that can be used as an open office area, lounge area, meeting area or use your imagination. There is a full bath, 1/2 bath, complete kitchen area plus a spacious file room. Lower level does offer additional storage area. 7-9 parking areas depending on need and use. Street parking is also possible. This building was fully remodeled in in 2003 and sits on .39 acre site with signage out front. Offers two entrances plus a rear entry to nice outdoor space for lunch or a break. Great opportunity for service companies...

- Comfortable office space for Accounting, Insurance, Financial Planning, Medical Records or other service related industry
- Lot of natural light, private offices and work stations
- Great location near I-55, I-270, South Lindbergh - South County Location



Rental Rate:	\$20.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	3,227 SF
Year Built:	1952
Walk Score ®:	44 (Car-Dependent)
Transit Score ®:	33 (Some Transit)
Rental Rate Mo:	\$1.67 /SF/MO

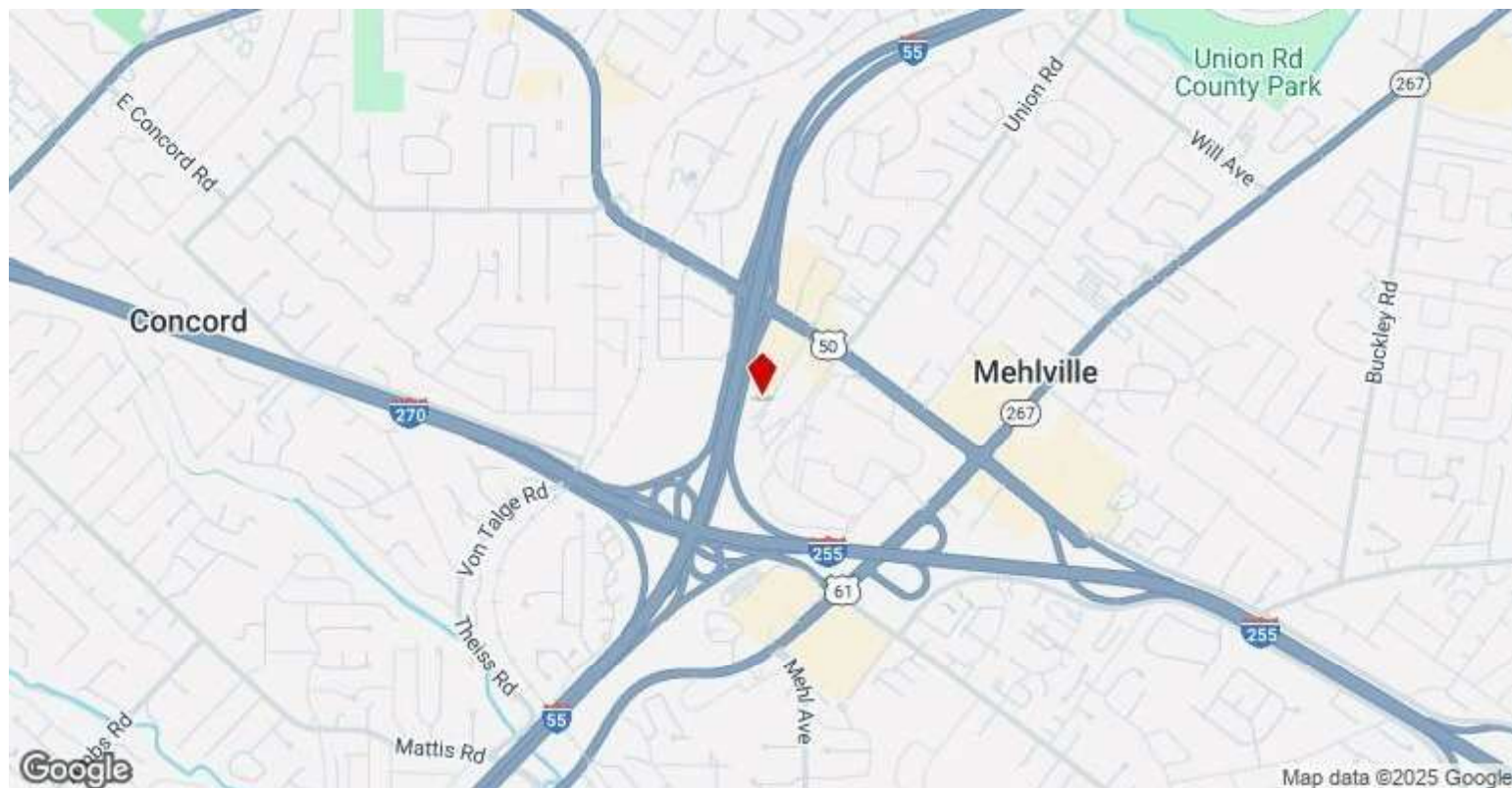
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1st Floor

Space Available	2,418 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	1 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Raymond James Financial Services	-	



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Property Photos



Property Photos



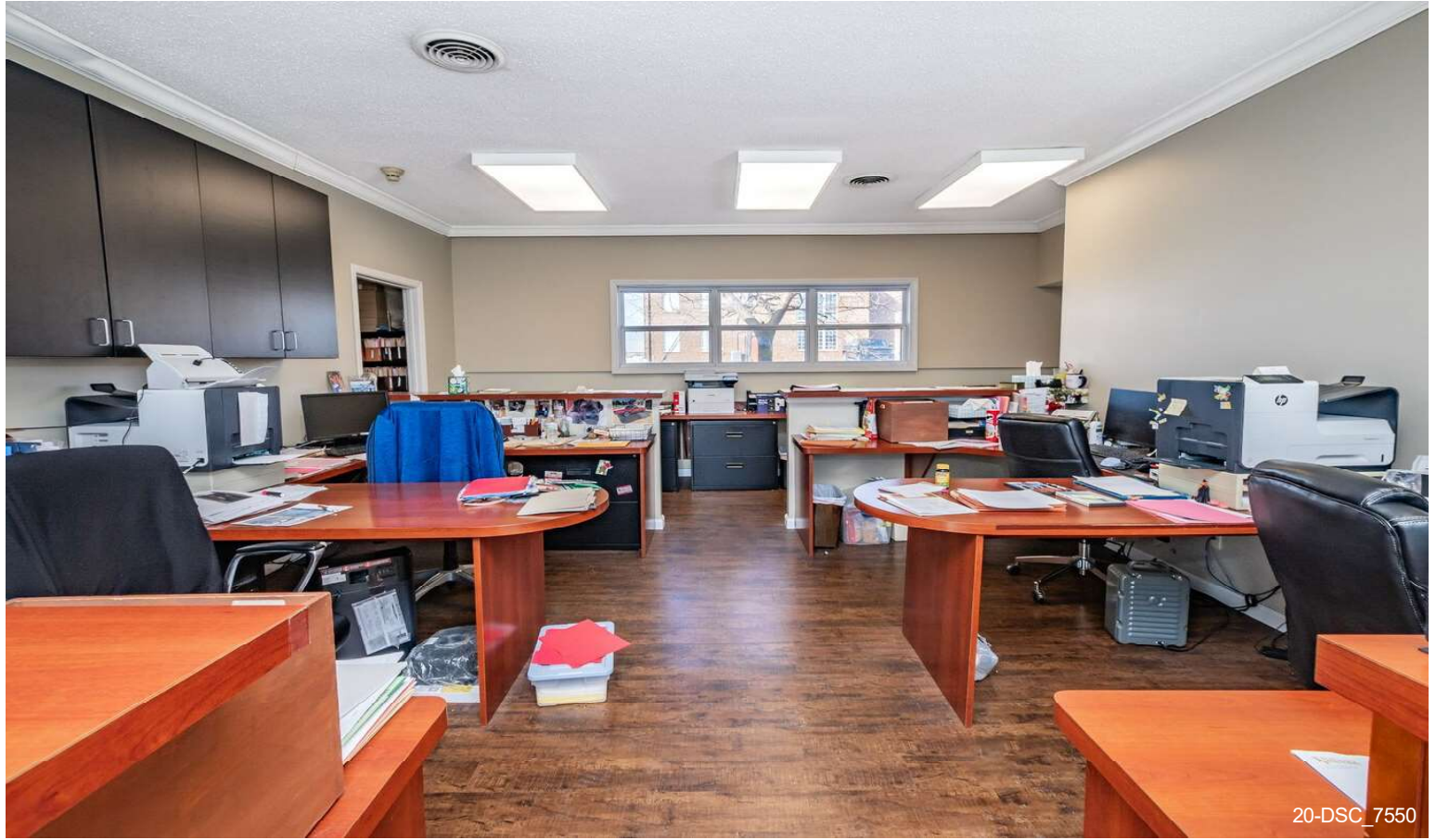
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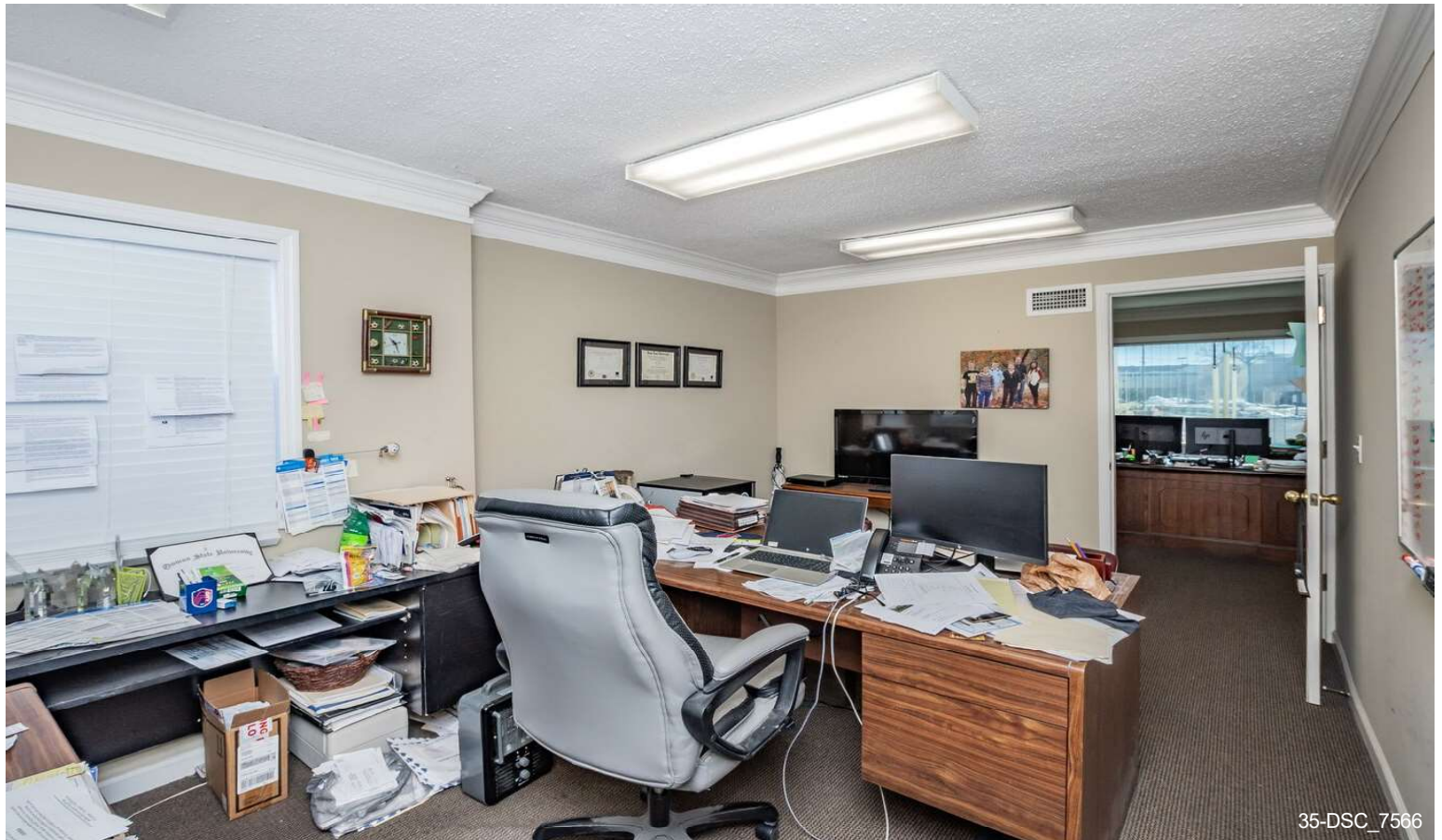
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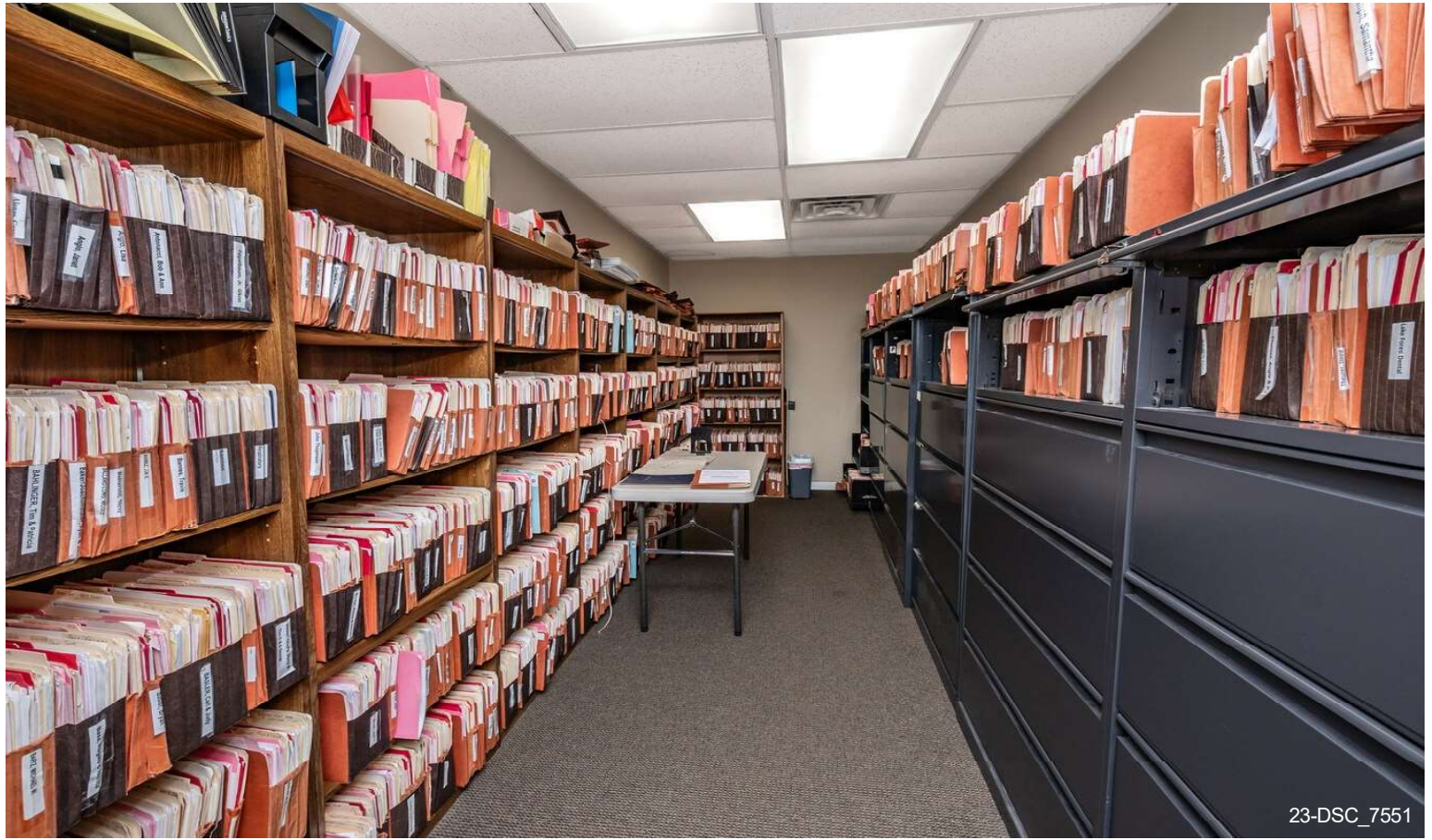
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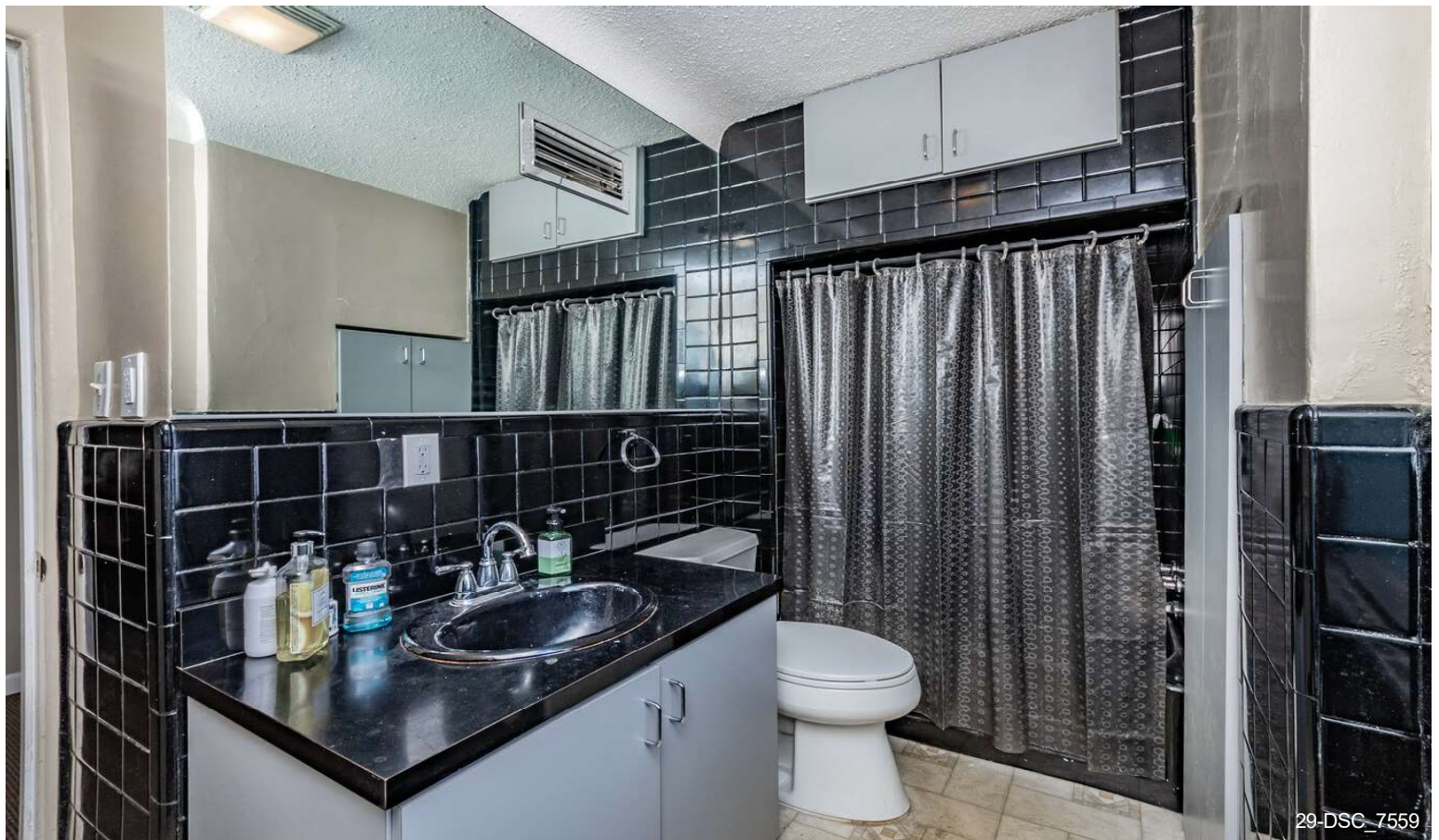
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