



4163 Crescent Dr

4163 Crescent Dr, Saint Louis, MO 63129



Scott Hagar

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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 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

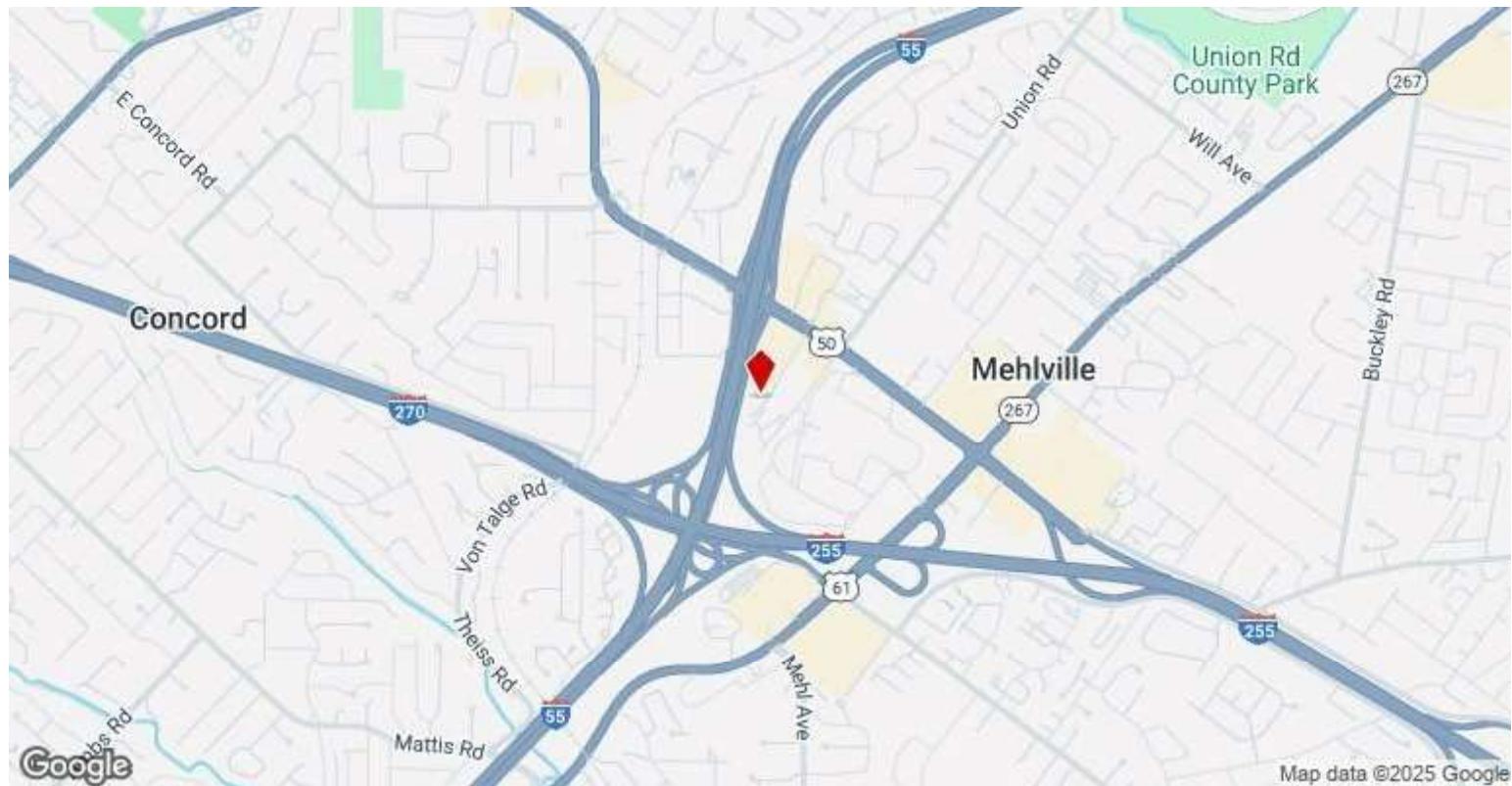
1st Floor

1

| | |
|-----------------|----------------|
| 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



8-DSC_7538-Edit



4-DJI_20250119113118_0417_D

Property Photos



2-DJL20250119113028_0412_D



7-DSC_7535

Property Photos



14-DSC_7545

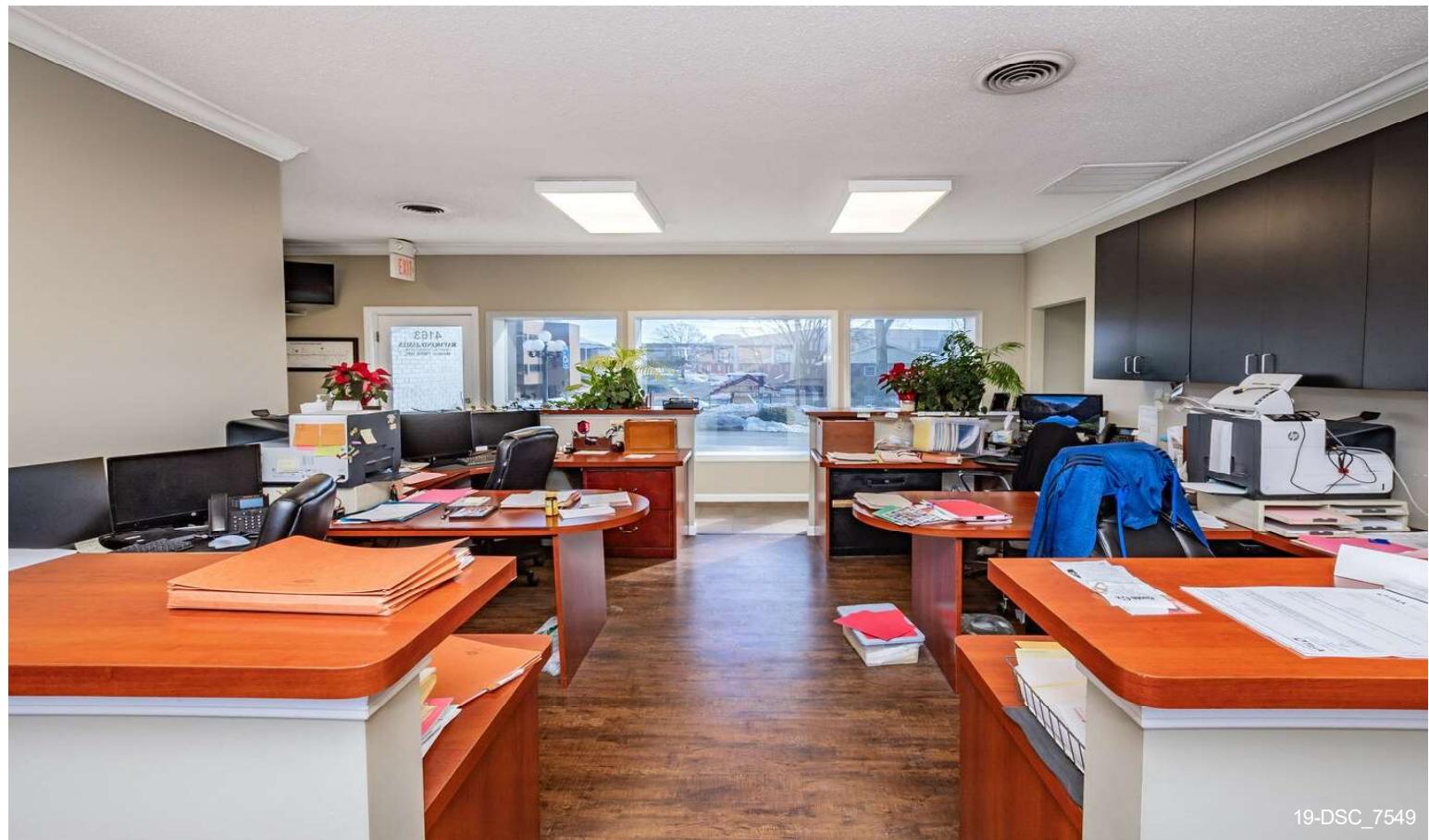


17-DSC_7548

Property Photos



18-DSC_7558



19-DSC_7549

Property Photos



Property Photos



10-DSC_7540



11-DSC_7541

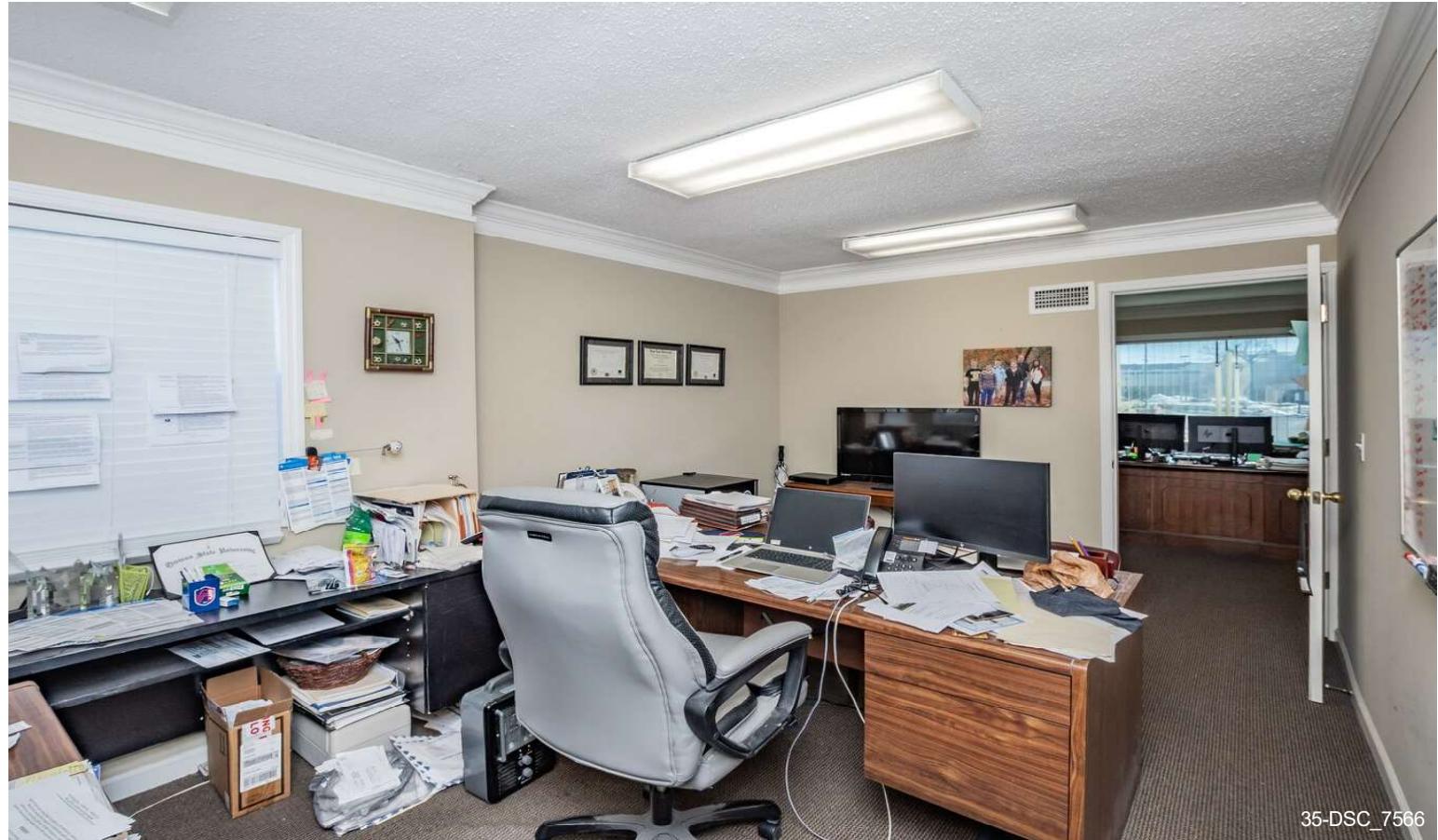
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



23-DSC_7551



25-DSC_7555

Property Photos



Property Photos



Property Photos



43-DSC_7583



44-DSC_7534-2