

# PRIME DOWNTOWN STL OFFICE SUITES



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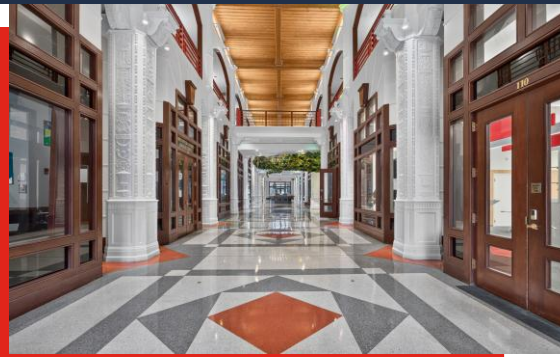
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**LAMMERT BUILDING  
911 WASHINGTON AVENUE  
ST. LOUIS, MO 63101  
800-2,500 S.F. | \$14.50/S.F. F.S.G.**

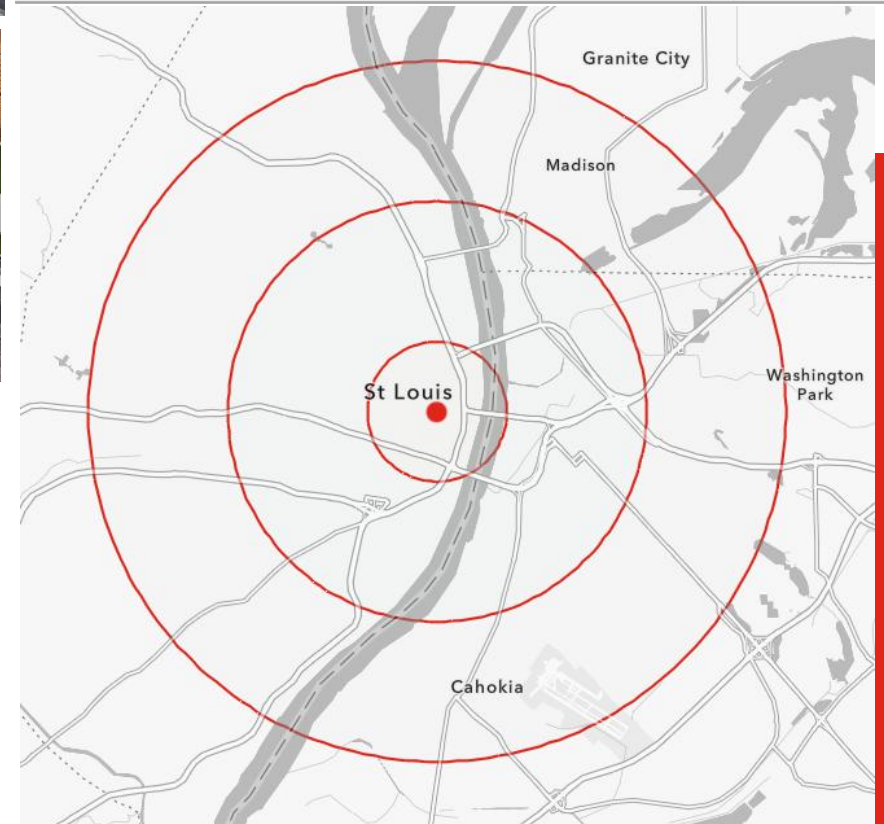


### PROPERTY INFORMATION



- 800-2,500 SF SUITES AVAILABLE
- SCALABLE OPTIONS TO GROW WITH YOUR TEAM
- COMPLIMENTARY COFFEE AND TEA AND DAILY HAPPY HOUR FOR BUILDING TENANTS
- ON-SITE CONFERENCE ROOMS & TRAINING ROOM
- VENDING MACHINES & BREAK AREAS
- VIBRANT COMMUNITY ATMOSPHERE WITH WEEKLY EVENTS AND PROGRAMMING

| DEMOGRAPHICS      |  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|--|----------|----------|----------|
| POPULATION        |  | 15,108   | 73,620   | 197,722  |
| HOUSEHOLDS        |  | 9,188    | 38,133   | 100,587  |
| AVERAGE HH INCOME |  | \$83,988 | \$83,130 | \$85,298 |



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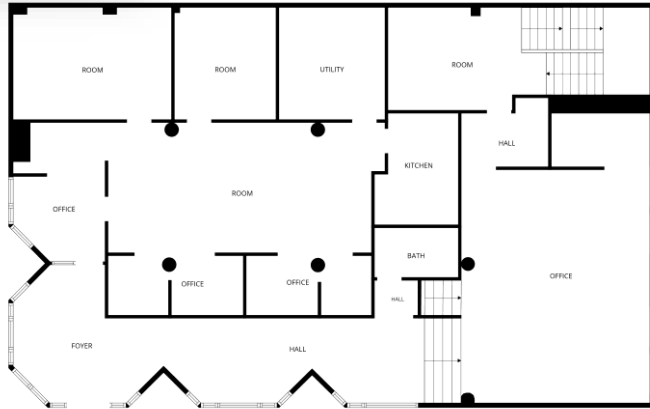
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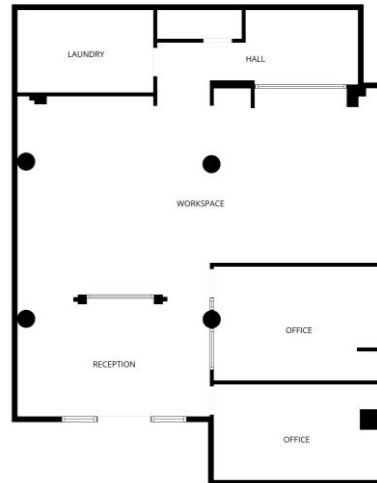
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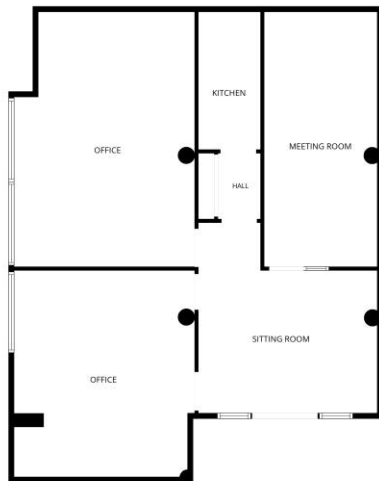
### FLOOR PLANS



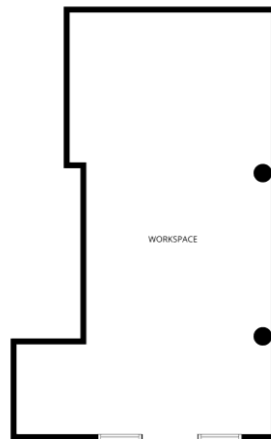
**SUITE 170**



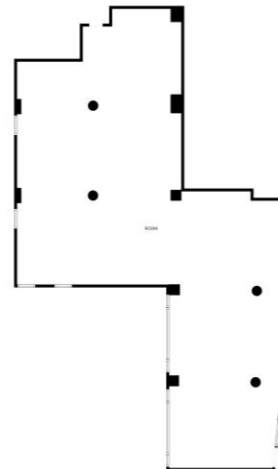
**SUITE 200**



**SUITE 203**



**SUITE 210**



**SUITE 312**

### SUITES

| SUITE | SIZE       | TENANT    |
|-------|------------|-----------|
| 170   | 2,899 S.F. | AVAILABLE |
| 200   | 1,421 S.F. | AVAILABLE |
| 203   | 1,473 S.F. | AVAILABLE |
| 210   | 821 S.F.   | AVAILABLE |
| 312   | 2,586 S.F. | AVAILABLE |

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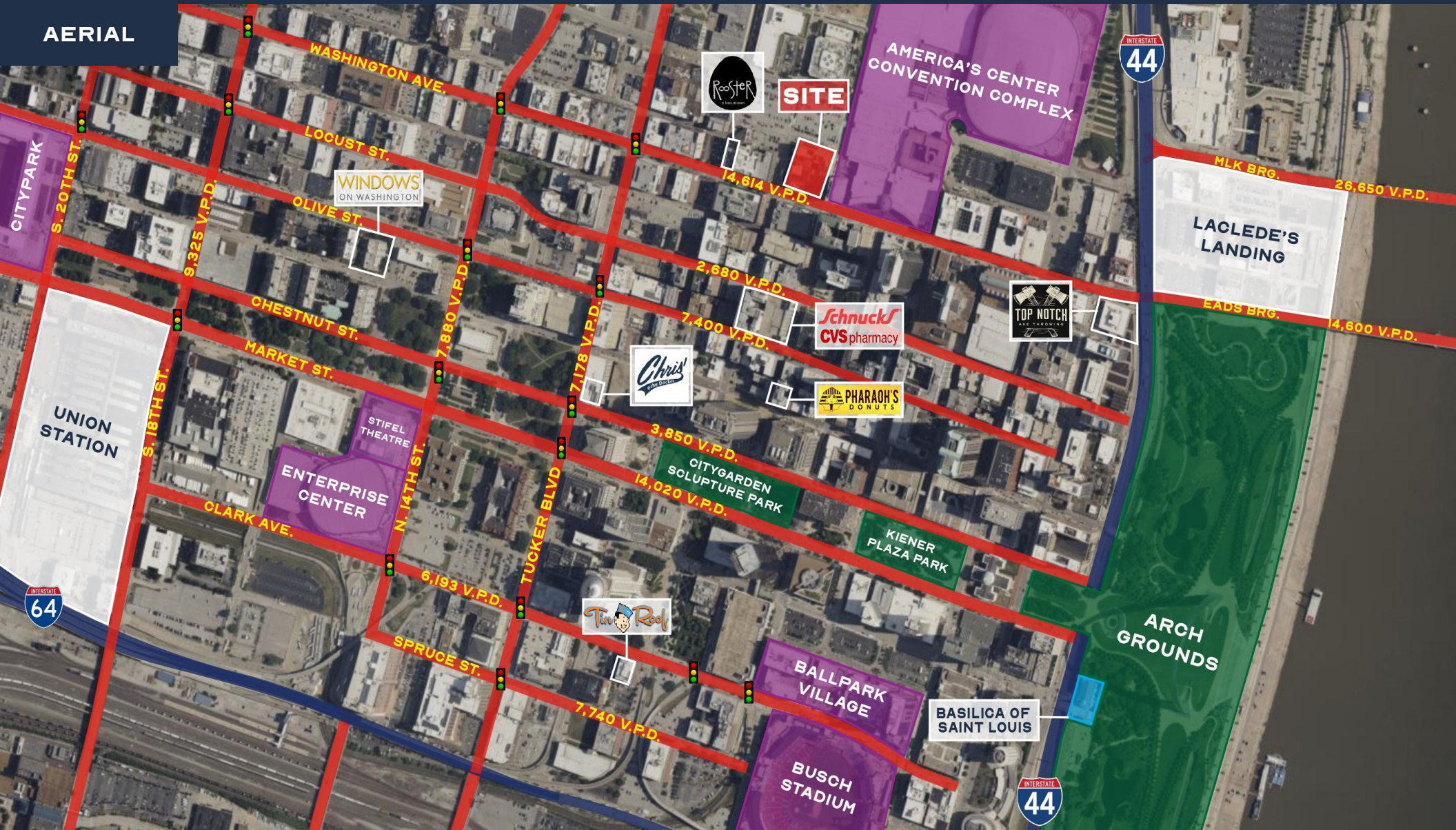
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### AERIAL



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