

FOR LEASE: FLEX/RETAIL/SHOWROOM WAREHOUSE/OFFICE
2630 Chouteau Avenue
St. Louis, MO 63104



Property Details:

- 10,260 SF Flex, Retail, Showroom Warehouse or Office Opportunity
- Can be combined with adjacent ground for a total of 1+/- Acres (could be a retail redevelopment play)
- Located on the SE corner of Chouteau Avenue and Ohio Street next to QT and Baisch & Skinner
- The area is on FIRE! Join new 802,000 SF SSM SLU Hospital, New Target coming soon at the Steelcote Square District, New Proposed Top Golf, The Edge Class A Apartments under construction, The Grove District, The Armory District, City Foundry, Cortex District and near the new home of Major League Soccer's St. Louis City SC
- High profile building with tremendous street presence
- Opportunity for flex-office warehouse, showroom warehouse, general retail, restaurant. Specific uses could include contractors, granite and or kitchen vendors, dollar store, automotive parts or service, catering company, creative agency, fitness to name a few
- For Lease: \$9.00/SF plus Nets

- **RARE IN-FILL LOCATION NEXT TO QUIKTRIP & BAISCH & SKINNER**
- **SO MANY EXCITING DEVELOPMENTS IN THE SURROUNDING AREA - THIS AREA IS ON FIRE!**

For more information, Contact:

Jason Morgan
Cornerstone Commercial Realty, Inc.
Cell (314) 560-8114
Email: jm@ccr-stl.com
8000 Maryland Avenue, Suite 1120
St. Louis, MO 63105
www.ccr-stl.com

The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

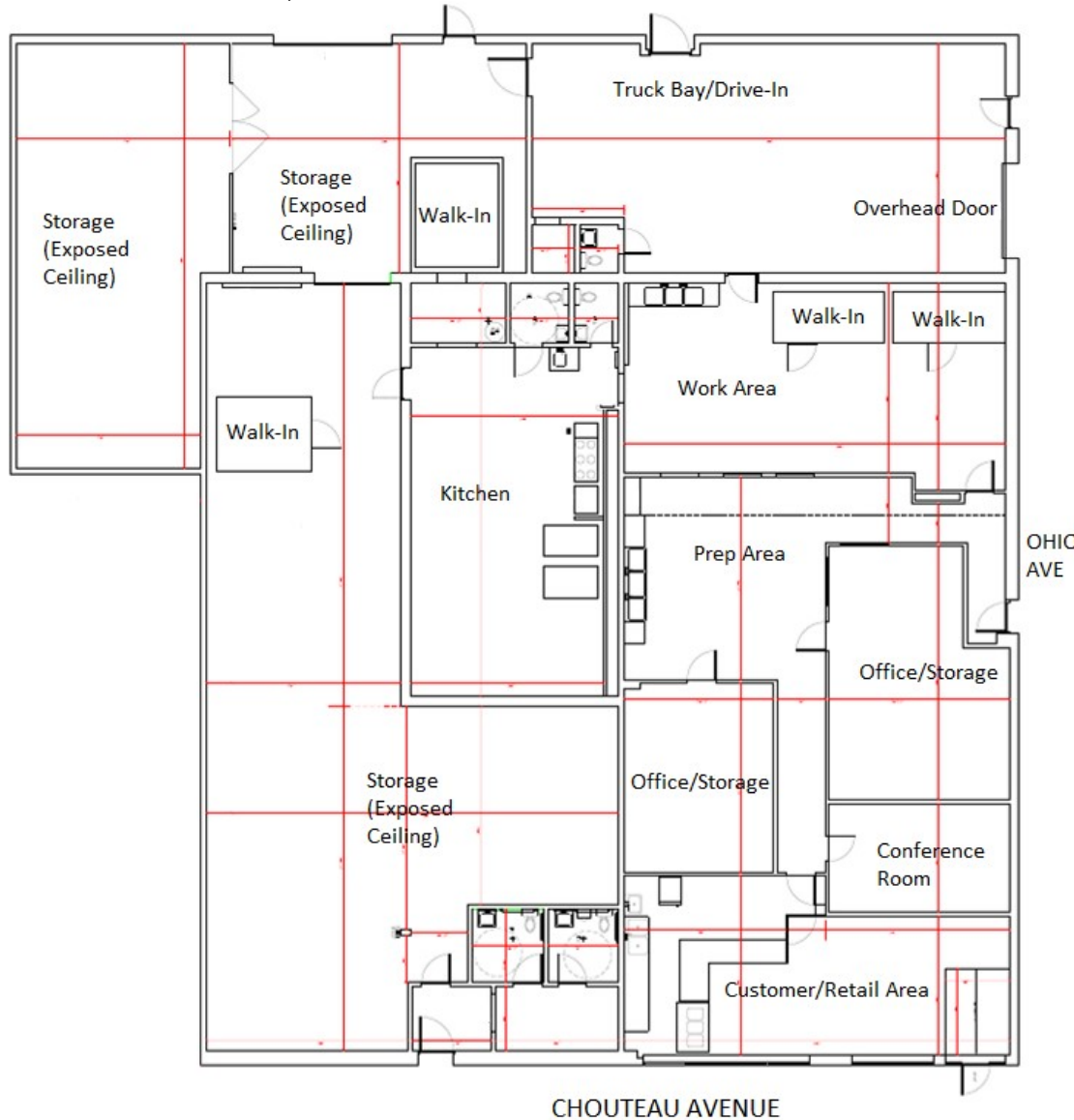
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FLOOR PLAN
(AVAILABLE IN AUTOCAD)

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AVAILABLE
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North →

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ST. LOUIS MIDTOWN DEVELOPMENTS AND ACTIVE PROJECTS



- **Grand New SSM Health Saint Louis Hospital: \$550 Million, 802,000 SF Hospital opening September 1, 2020**



- **St. Louis City SC will play in a 22,500-seat soccer-specific stadium in downtown St. Louis that is expected to be the anchor of a 31-acre development area that will include team offices, training facilities, and commercial districts. This stadium is intended to revitalize Downtown West St. Louis by providing an urban hub open year-round. The stadium is intended to field 17 to 23 soccer games a year and serve as a venue for concerts, high school sports, and more.**



- **A 200,000 +/- SF office development and parking garage opening October 1, 2020**



- **Founded in 1818, Saint Louis University is one of the nation's oldest and most prestigious Catholic universities with nearly 13,000 students**



- **CFSTL is home to 227,000 square feet of retail, restaurant and entertainment space and more than 107,000 square feet of office space**



- **The Grove business district stretches nearly one-mile with over 50 business and several organizations devoted to improving the vitality of the area, this growing commercial district bringing energy to the neighborhood.**



- **The Cortex Innovation Community is a vibrant, 200-acre hub of business, innovation, and technology surrounded by nationally ranked universities, abundant cultural and recreational assets**

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