



**CWE CREATIVE OFFICE
OPPORTUNITY**

CALEB ANTHONIS

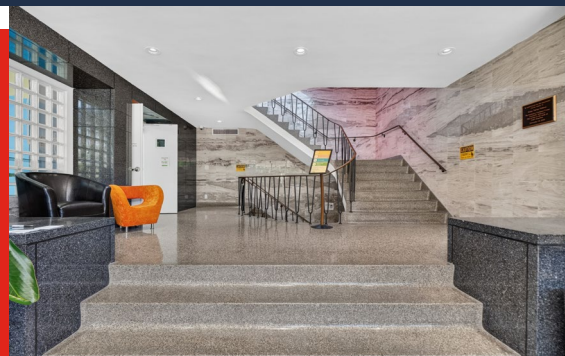
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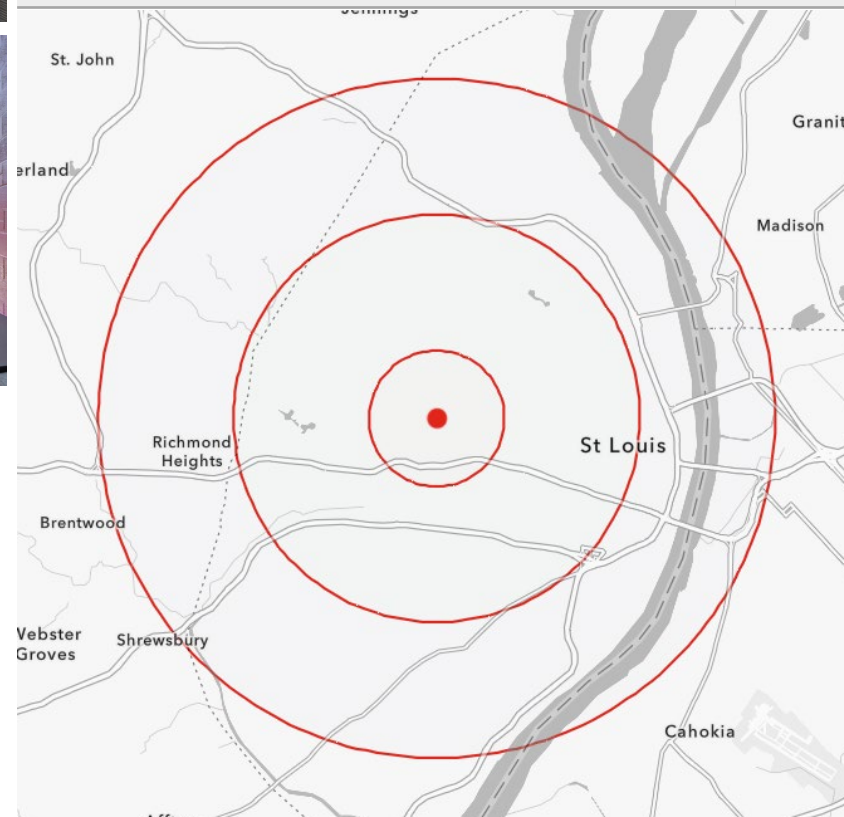
**4331 LINDELL BOULEVARD
ST. LOUIS, MO 63108
13,000 S.F. | \$995,000 (\$76.54/S.F.)**

PROPERTY INFORMATION



- 13,000 SF FREESTANDING OFFICE BUILDING ON A 0.49-ACRE SITE IN THE CENTRAL WEST END
- THREE STORIES WITH ATRIUM LOBBY AND ELEVATOR SERVED TO ALL FLOORS
- 28 ON-SITE PARKING SPACES (2.15 SPACES PER 1,000 SF)
- BUILT 1935; COSTAR CLASS B; SINGLE-TENANCY OFFICE/FLEX BUILD-OUT
- PROXIMATE TO BJC HEALTHCARE, CORTEX INNOVATION DISTRICT, SLU, AND WASHU MEDICAL CAMPUS
- ZONED E (MULTIPLE-FAMILY RESIDENTIAL); CONFIRM PERMITTED USE FOR BUYER'S INTENDED USE
- \$275,000 IN INSTANT EQUITY (APPRAISED AT \$1,270,000)
- POTENTIAL MULTI-FAMILY CONVERSION

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		25,200	136,378	322,511
HOUSEHOLDS		14,489	72,078	161,758
AVERAGE HH INCOME		\$107,429	\$96,159	\$99,851



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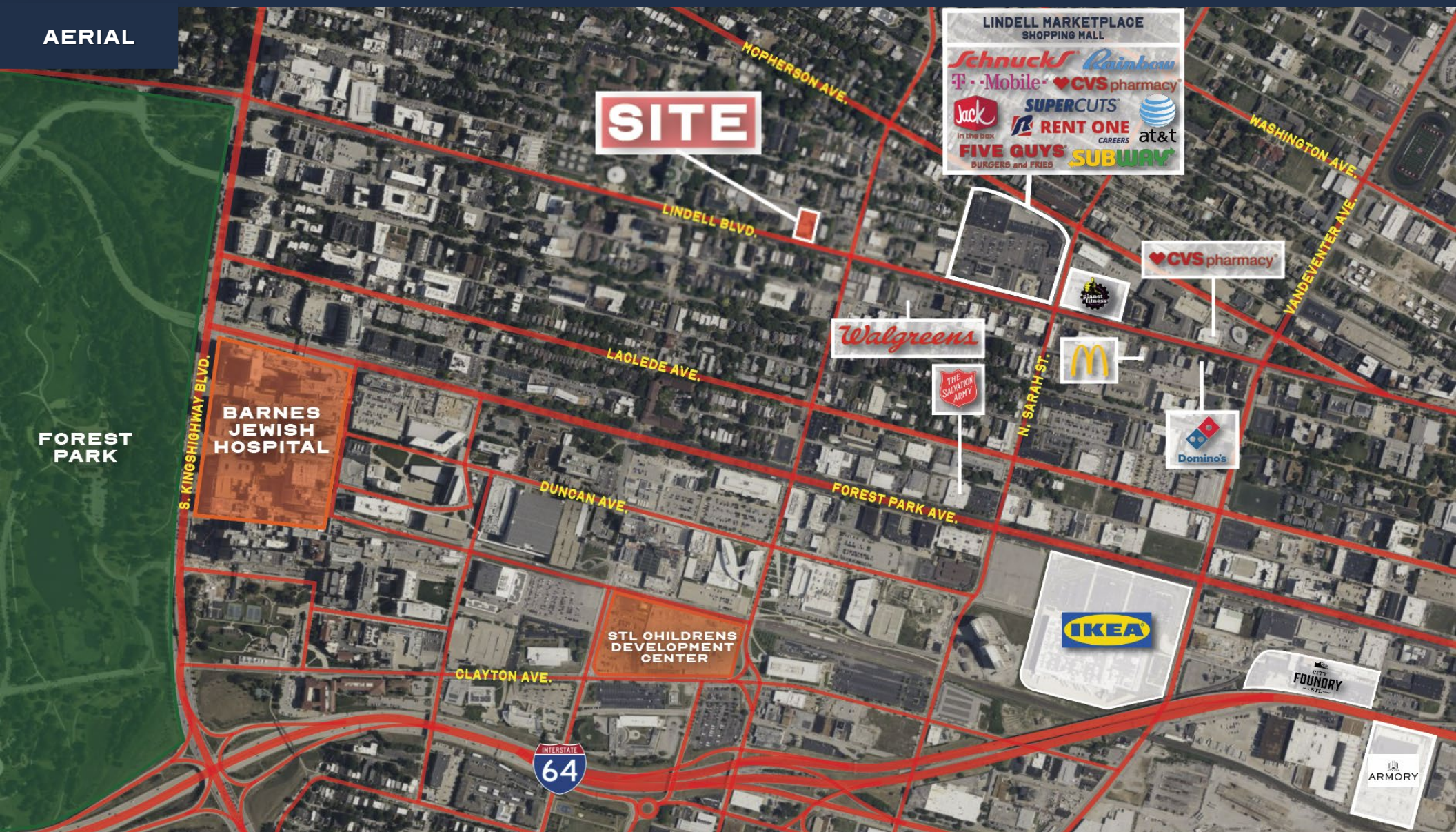
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