

# 3622 GREENWOOD BLVD.

Saint Louis, Missouri 63143



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**MD**  
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16 Sunnen Drive, Ste. 164  
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# SPACE AVAILABILITY

- ▶ **Up to 25,500 SF Office / Warehouse space**
- ▶ **Space 1:** 2,000 SF of Second Floor Warehouse Grade Office
  - Rent Abatement Available in Lieu of Tenant Improvement
  - **\$7.75/sf NNN**
- ▶ **Space 2:** 4,000 SF of First Floor Warehouse Space. Shared Dock Access
  - High power – three and single phase
  - **\$7.75/sf NNN**
- ▶ **Space 3:** 7,500 SF Outdoor Lot
  - **\$4.00/sf FS**
- ▶ **Space 4:** 15,000 SF Basement Storage. Industrial Elevator Served
  - **\$4.00/sf FS**
- ▶ **Space 5:** 5,000 SF of First Floor Warehouse and 2,000 SF of Second Floor Office
  - Two Dock Loading Docks. 30 Vehicle Lot
  - High power – three and single phase
  - **\$7.75/SF NNN**
- ▶ **Space 6:** 2,500 SF of Second Floor Office Space
  - **\$7.75/SF NNN**



*Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.*

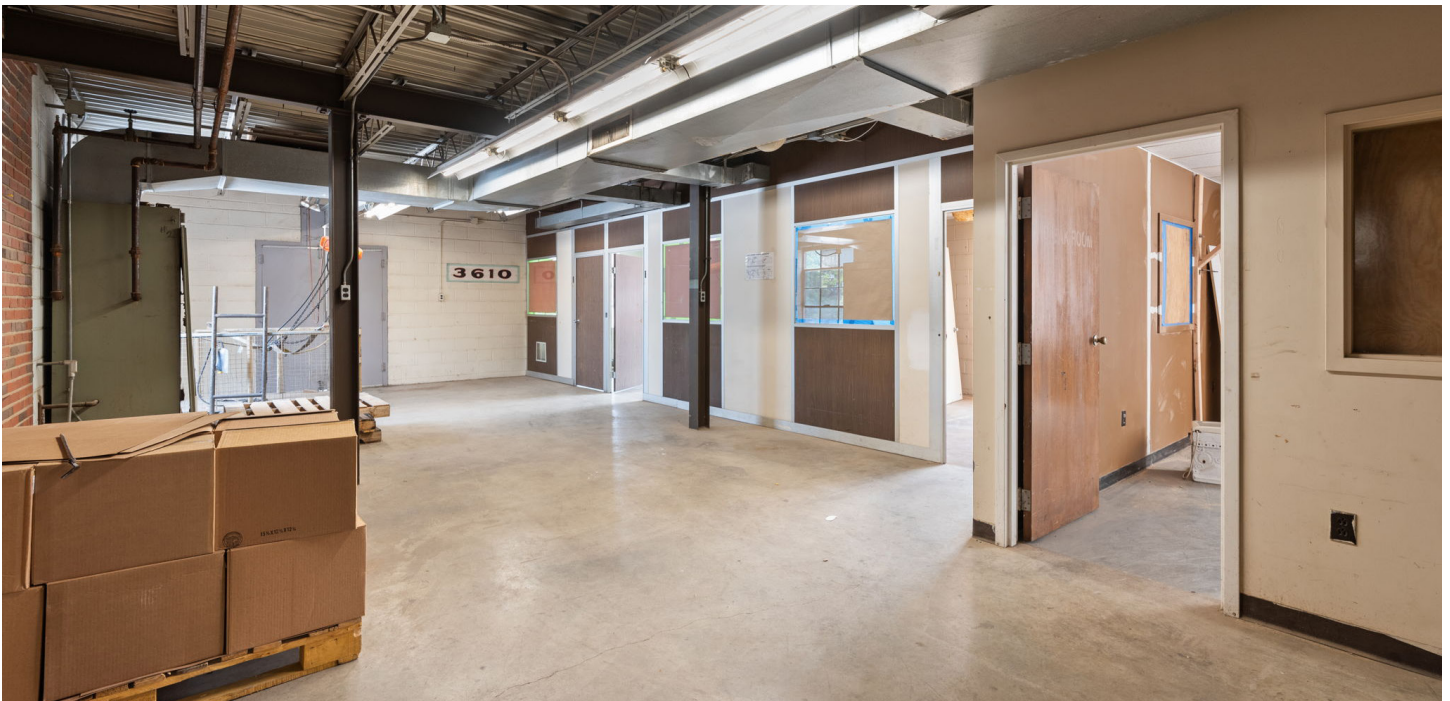
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# SPACE 1

- 2,000 SF of Second Floor Warehouse Grade Office
- Rent Abatement Available in Lieu of Tenant Improvement
- \$7.75/sf NNN



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## SPACE 2

- 4,000 SF of First Floor Warehouse Space with Shared Dock Access
- High power – three and single phase
- \$7.75/sf NNN



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## SPACE 3

- 7,500 SF Outdoor Lot
- \$4.00/sf FS

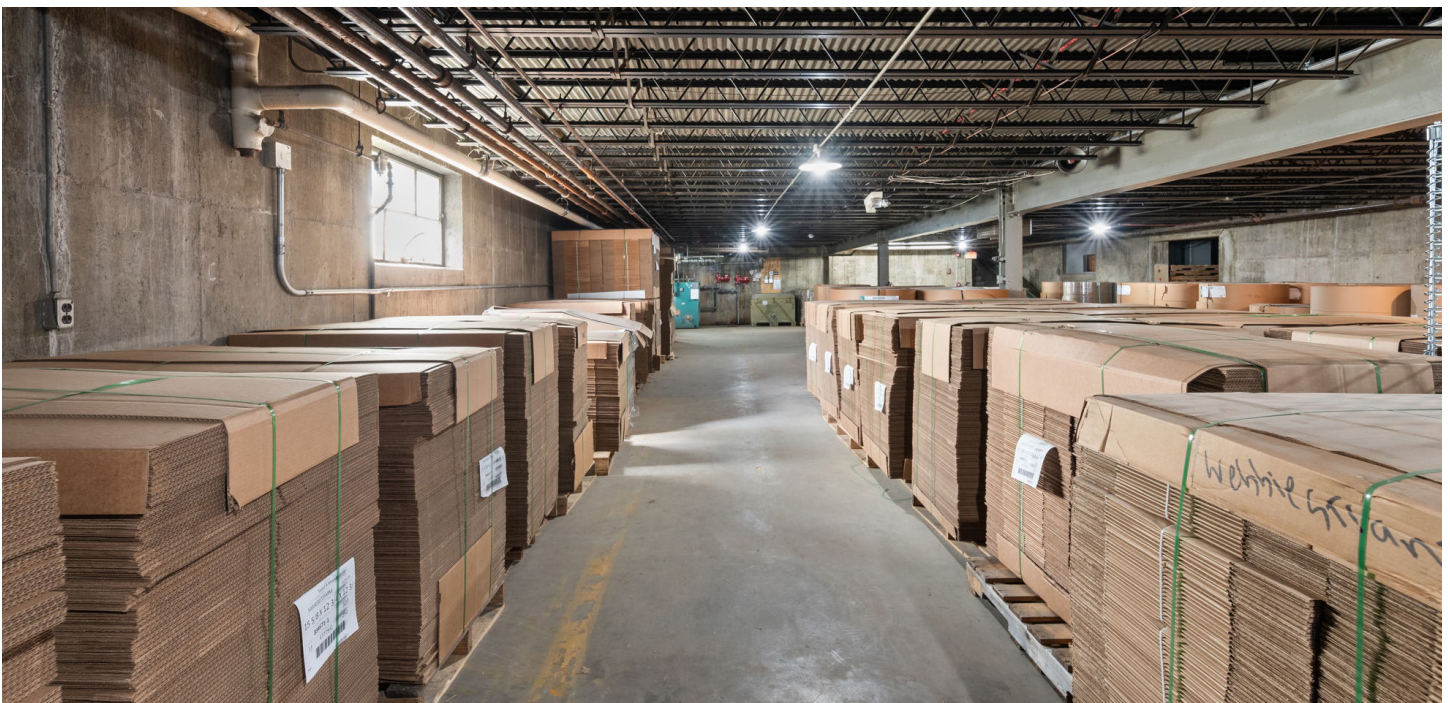


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## SPACE 4

- 15,000 SF Basement Storage
- Industrial Elevator Served
- \$4.00/sf FS



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## SPACE 5

- 5,000 SF of First Floor Warehouse and 2,000 SF of Second Floor Office
- Two Dock Loading Docks; 30 Vehicle Lot
- High power – three and single phase
- **\$7.75/SF NNN**



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## SPACE 6

- 2,500 SF of Second Floor Office Space
- **\$7.75/SF NNN**



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