

OFFICE/CONDO | **FOR SALE**



1501 Locust St. - Suite A St. Louis, MO 63103

Joi Niedner - 314.304.4900
joi@mckelveyproperties.com

3,823 SF OFFICE/CONDO AVAILABLE - FOR SALE



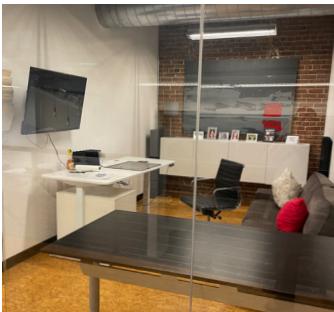
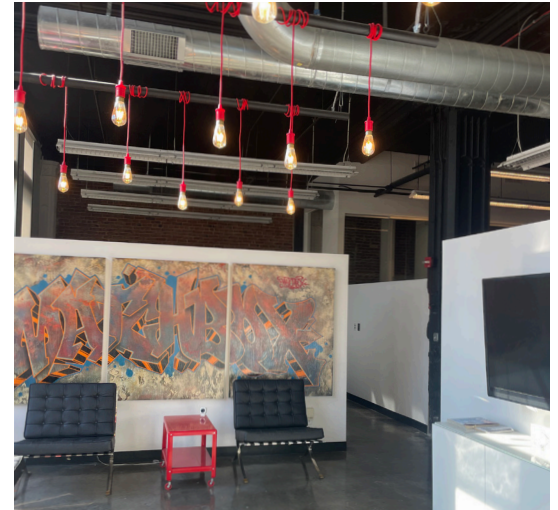


FOR SALE

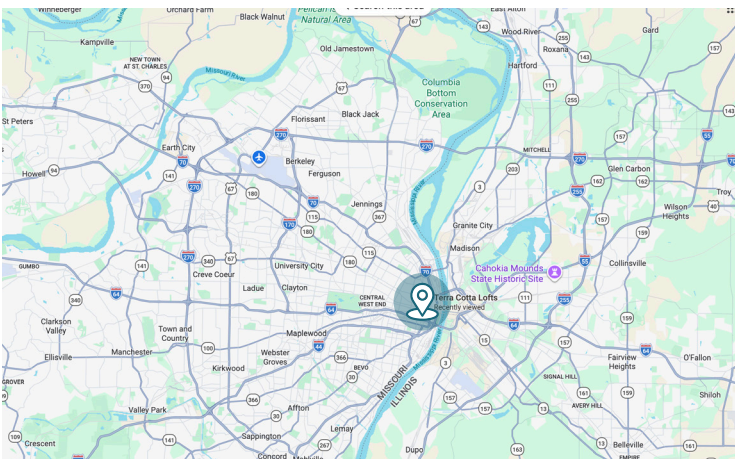
**1501 Locust St. - Suite A
St. Louis, MO 63103**



**McKELVEY
PROPERTIES**
building relationships . creating wealth



Sale Price: \$525,000



This 3,823 SF office condo for sale offers a creative, modern workspace designed for both productivity and style.

The space features 6 private offices, 3 conference rooms, a server room, and ADA-compliant access, along with a full kitchen, and lounge area. Offices line the second floor mezzanine.

Majestic tall windows line the conference rooms and lobby, filling the space with natural light. Additional highlights include a 200 sq. ft. storage room, panoramic city-view rooftop patio, and optional furniture availability.

It is situated in a vibrant area near Schlafly Tap Room, Sugarfire, SLU Law School, 21c Museum Hotel, and just blocks from CityPark MLS Stadium and the America's Center Convention Complex.

**SALE PRICE: \$525,000
(\$137.33 PSF)**

CONTACT: [Joi Niedner - 314.304.4900
joi@mckelveyproperties.com](mailto:joi@mckelveyproperties.com) **MP**

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



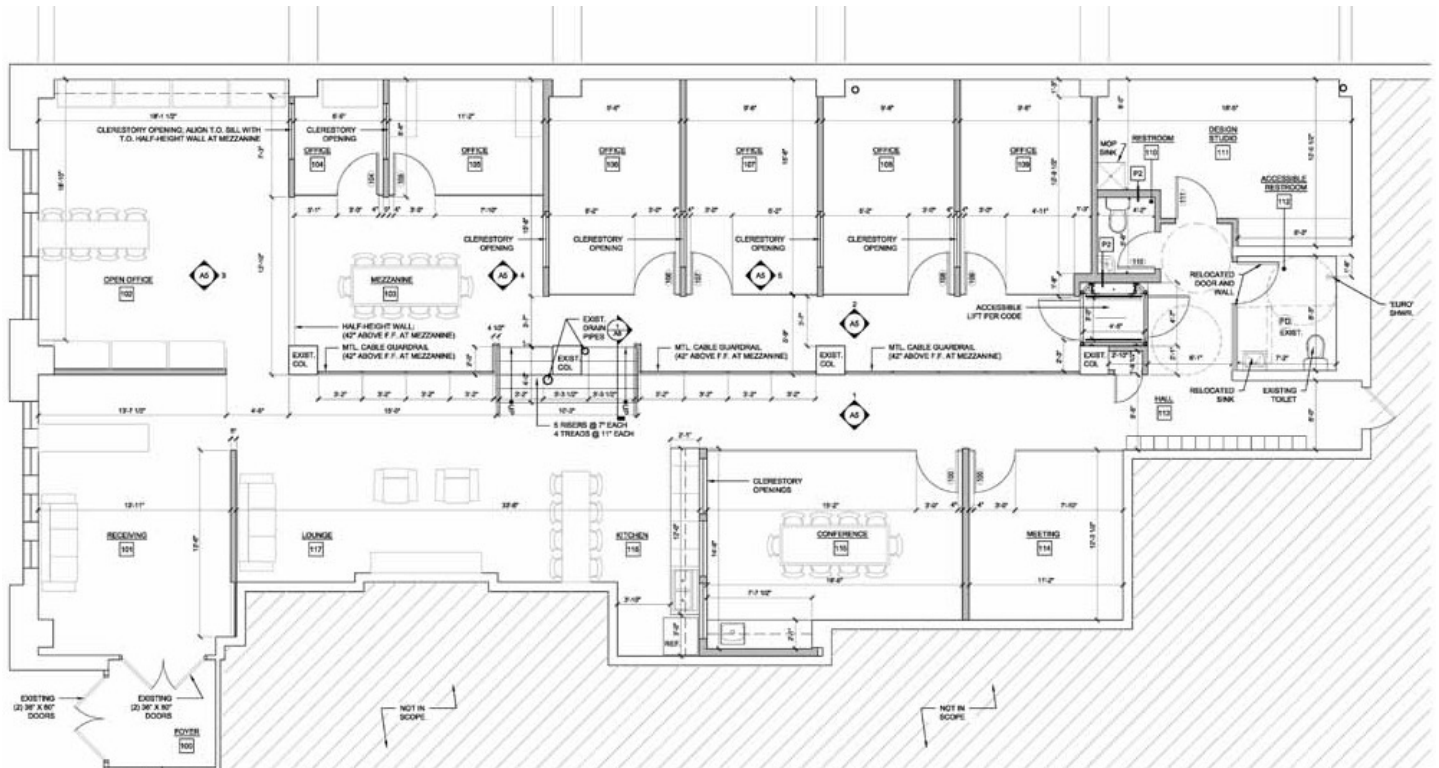
FOR SALE

1501 Locust St. - Suite A
St. Louis, MO 63103



**McKELVEY
PROPERTIES**
building relationships . creating wealth

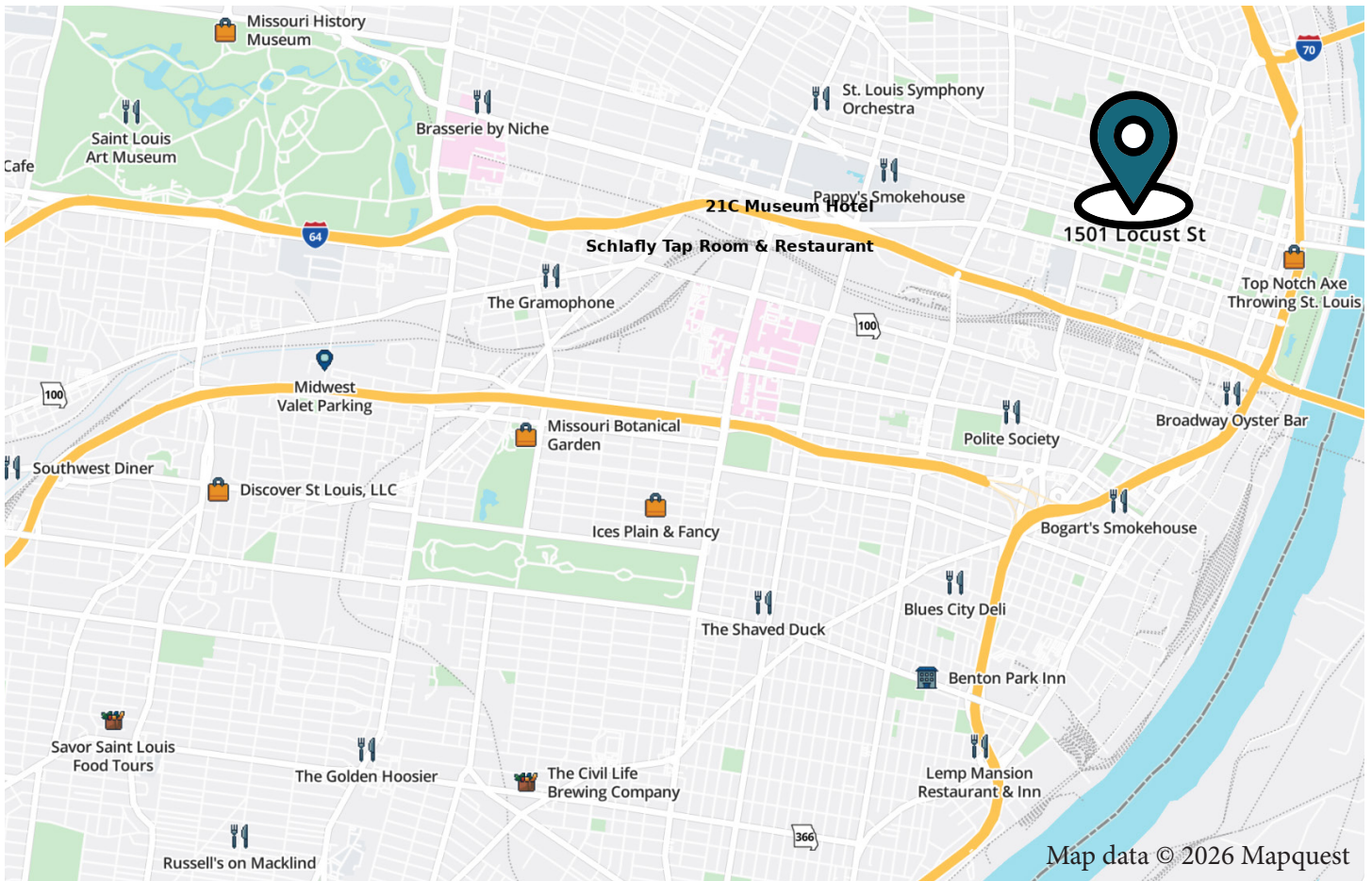
FLOORPLAN



CONTACT: Joi Niedner - 314.304.4900
joi@mckelveyproperties.com



McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Suite Size: 3,823 SF</p> <p>High Visibility.</p> <p>Taxes (2025): \$4,902.10</p>	<p>This space would be ideal for a business that values both functionality and a strong, elevated client experience such as those in:</p> <ul style="list-style-type: none"> law, finance, insurance, consulting, marketing, branding, design, architecture, tech, medical wellness, med spas, real estate, brokerages, executive suites, or coworking. 	<p>8,464 VPD within 0.10 mile!</p>	<p>Schlafly Tap Room & Restaurant, Sugarfire, Enterprise Center, Union Station, SLU Law School, Leather Trades Artist Loft, 21C Museum Hotel, City Park, Busch Stadium, America's Convention Center, Stifel, Wells Fargo, The Caramel Room, St. Louis Symphony Orchestra, Centene Center, and more!</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,185	86,186	212,673
HOUSEHOLDS	10,355	44,162	107,961
AVERAGE INCOME	\$80,625	\$87,669	\$83,415

CONTACT: [Joi Niedner - 314.304.4900](mailto:joi@mckelveyproperties.com)
joi@mckelveyproperties.com **MP**

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
 No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.