



**SOUTH COUNTY OFFICE
SUITES FOR LEASE**

SCAN HERE!



CALEB ANTHONIS

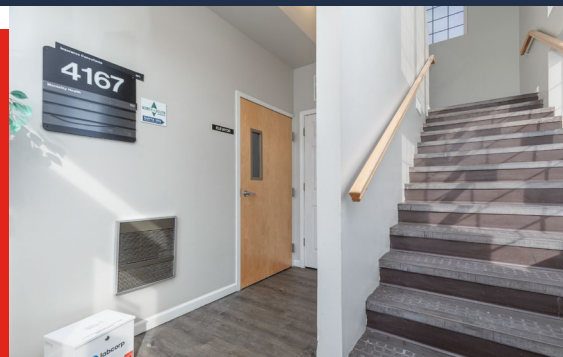
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

JACK JUNKER

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JackJ@ManorRealEstate.com

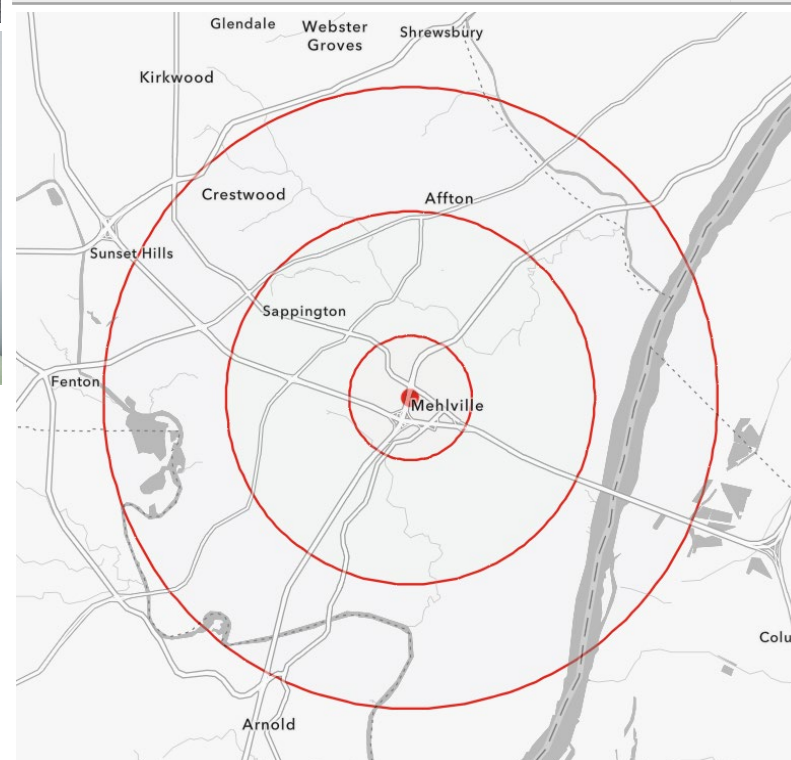
**4167 & 4171 CRESCENT DRIVE
ST. LOUIS, MO 63129
1,500 — 2,500 S.F. | \$15-17.00/S.F. M.G.**

PROPERTY INFORMATION



- 1,500-2,500 SQ. FT. OF VERSATILE OFFICE SPACE READY FOR IMMEDIATE OCCUPANCY
- IDEALLY LOCATED RIGHT OFF LINDBERGH AT THE I-55 AND I-270 CORRIDOR
- BOTH BUILDINGS ADA ACCESSIBLE
- IDEAL FOR CREATIVE, PROFESSIONAL, AND SMALL BUSINESS USE
- PLENTIFUL PARKING ON SITE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,788	94,741	200,626
HOUSEHOLDS		4,984	41,568	87,644
AVERAGE HH INCOME		\$89,338	\$103,369	\$106,576



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SITE PLAN



4171 CRESCENT

SUITE	SIZE
1 ST FLOOR	800 - 2,000 S.F.
2 ND FLOOR	1,200 - 2,557 S.F.

4167 CRESCENT

SUITE	SIZE
1 ST FLOOR	600 - 1,600 S.F.
2 ND FLOOR	1,684 S.F.

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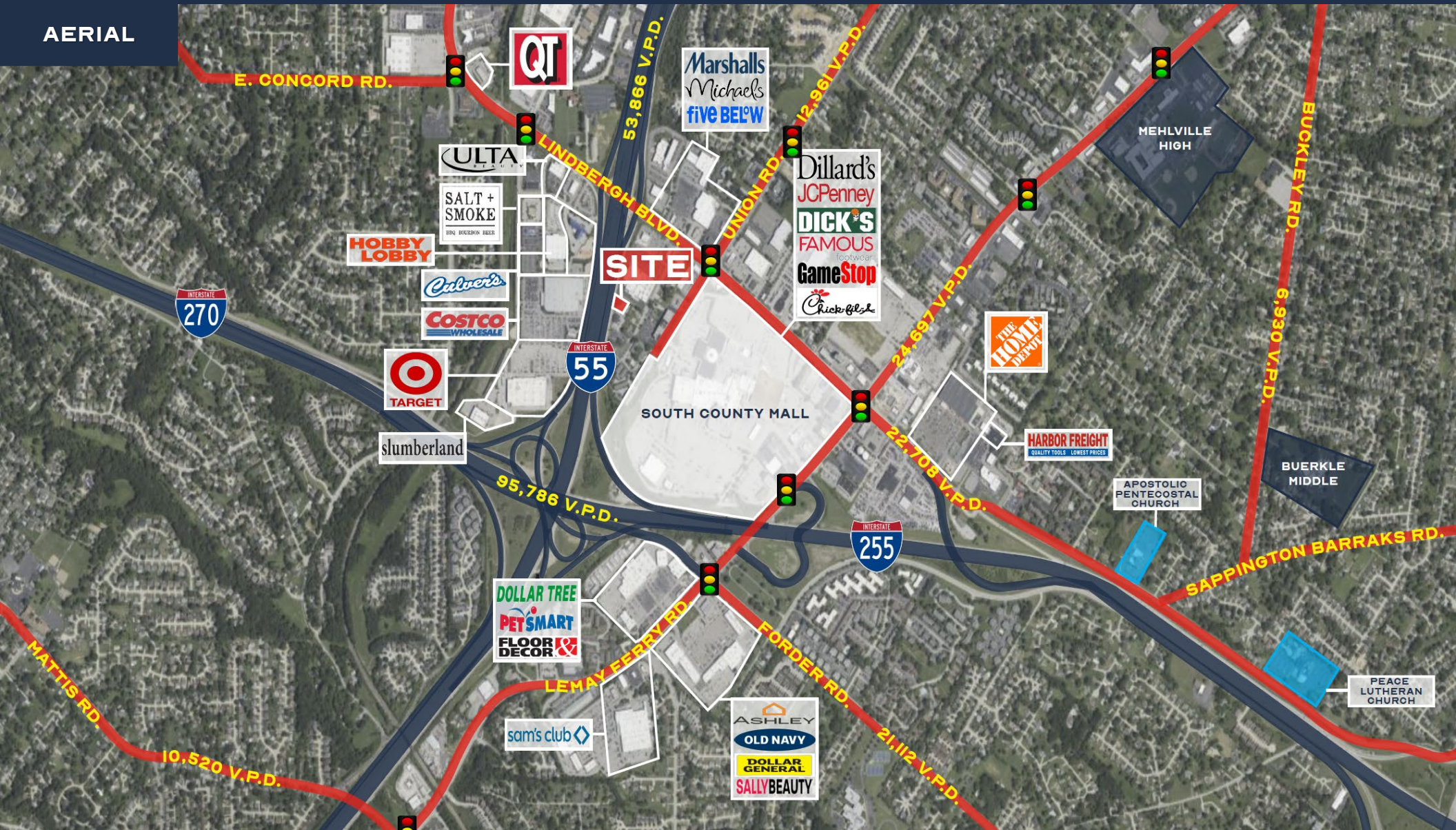
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AERIAL



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