

for lease



6744 clayton  
st. louis, mo 63117

professional office suites  
private offices & full suites

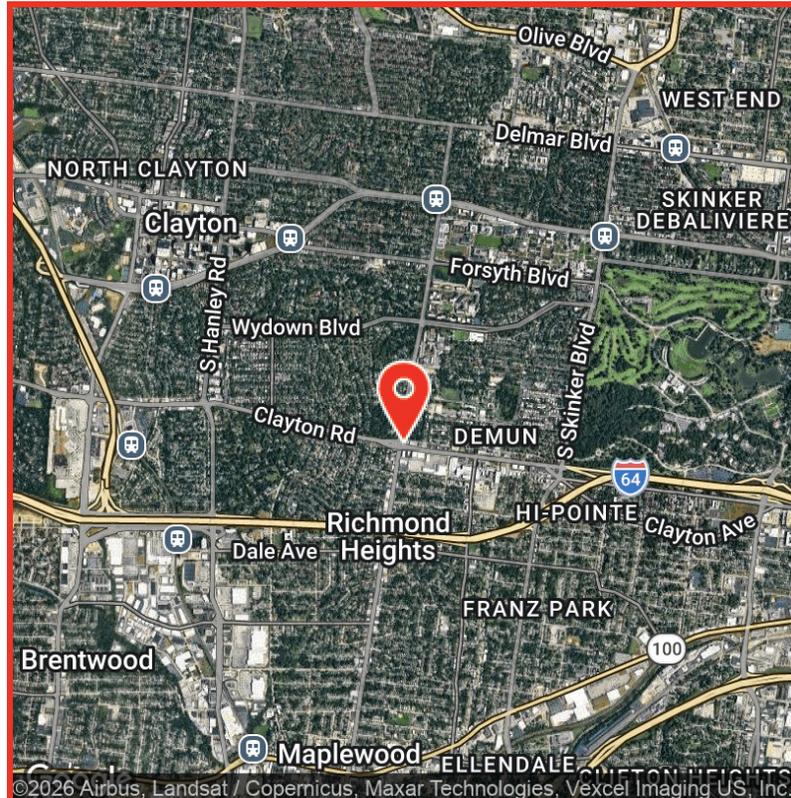


PROPERTY HIGHLIGHTS

- Prime location at Clayton & Big Bend
- Professional & medical office suites
- Multiple layouts available - small and medium suites
- Easy parking for customers and employees
- Easy access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$22.00/SF (Gross) Suite rates on 2nd page
Available SF:	150 - 1,079 SF
Building Size:	24,600 SF



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110  
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**LEASE INFORMATION**

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	150 - 1,829 SF	Lease Rate:	\$995.00 - \$1,978.00 per month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	750 SF	Gross	\$1,375 per month	First floor medical office space, reception, waiting room & and office.
Suite 201	Available	600 SF	Gross	\$1,100 per month	Medical suite, small waiting room in hallway & larger main office. *CAN BE COMBINED WITH 202 & 208
Suite 202	Available	654 SF	Gross	\$1,200 per month	3 private offices, 1 private office with a kitchenette & reception.
Suite 208	Available	575 SF	Gross	\$1,054 per month	Waiting area & large office/ treatment room.
Suite 221	Available	1,079 SF	Gross	\$1,978 per month	Largest suite available, 4 private offices & waiting room in the front. Could be devisable for singular private office use.
Private Offices	Available	150 SF	Gross	\$995 per month	Small private office, located in Suite 221.



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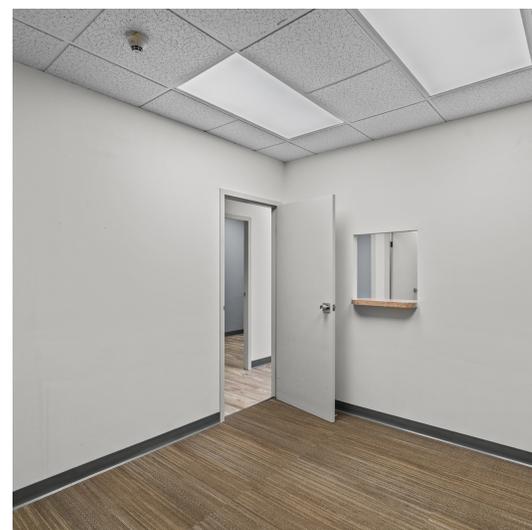
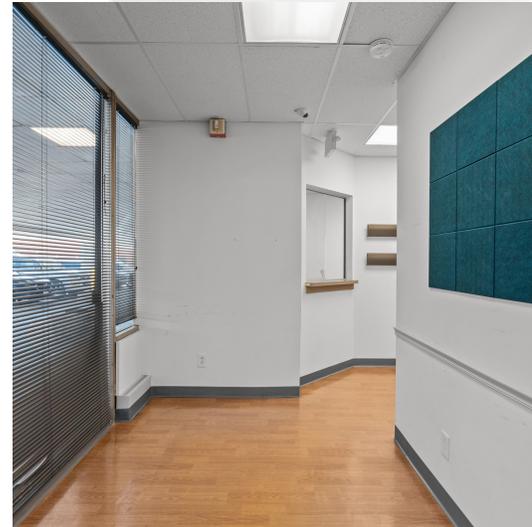
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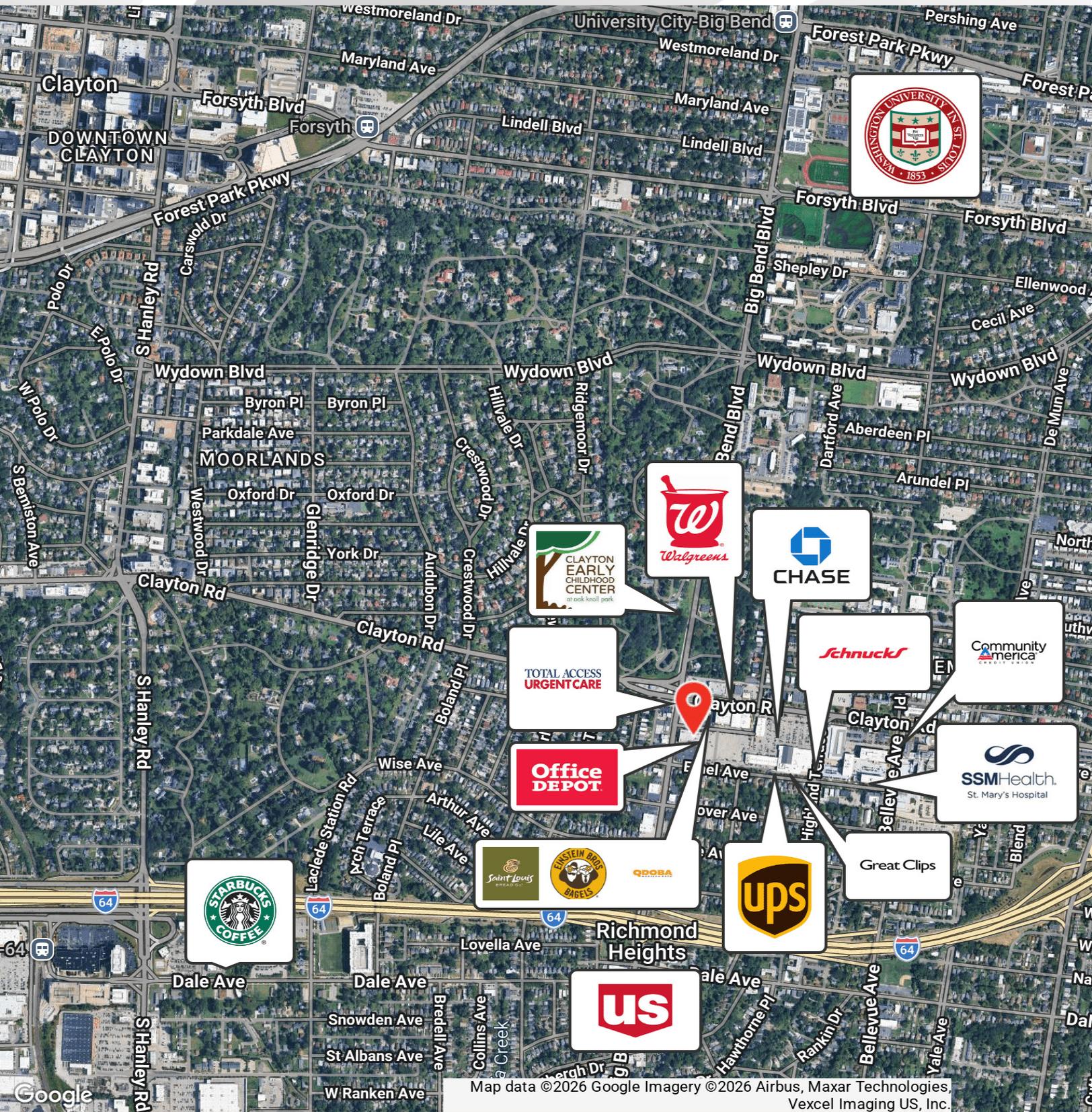
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Downtown Clayton



Downtown St. Louis



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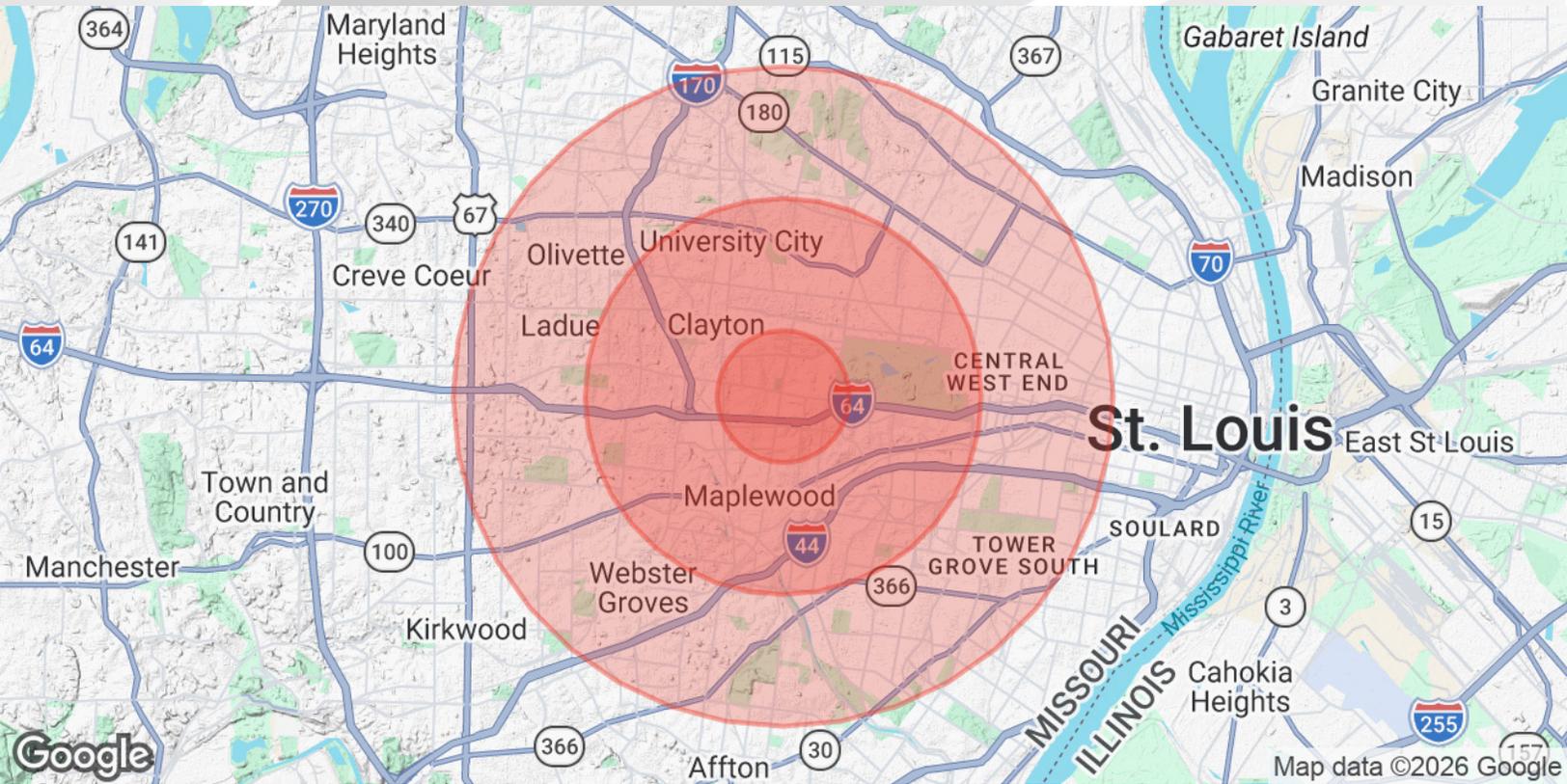
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	18,388	130,786	334,684
Average Age	34.6	37.1	38.4
Average Age (Male)	35.3	36.3	37.1
Average Age (Female)	35.2	37.9	39.6

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	7,853	62,312	156,300
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$155,503	\$131,176	\$113,457
Average House Value	\$562,948	\$407,720	\$363,937

2023 American Community Survey (ACS)



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