



Avison Young | 1401 South Brentwood Boulevard, Suite 900 | St. Louis, MO 63144 | 314 968 0220

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FOR SUBLEASE

4412 Telegraph Road

St. Louis, MO 63129

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Office building sublease

4412 Telegraph Road



Property Description

2,390 SF available for sublease - located in South County

Property Highlights

- Move-in ready medical office space with high quality finishes
- Great visibility and easy access to Interstate 255
- Pylon signage available
- Ample parking

Offering Summary

Lease Rate:	\$20.00 SF/yr (Full Service)
Available SF:	2,390 SF
Building Size:	14,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,033	27,372	64,168
Total Population	9,401	63,012	151,478
Average HH Income	\$109,652	\$97,995	\$98,330

AVISON
YOUNG

Christian Burns

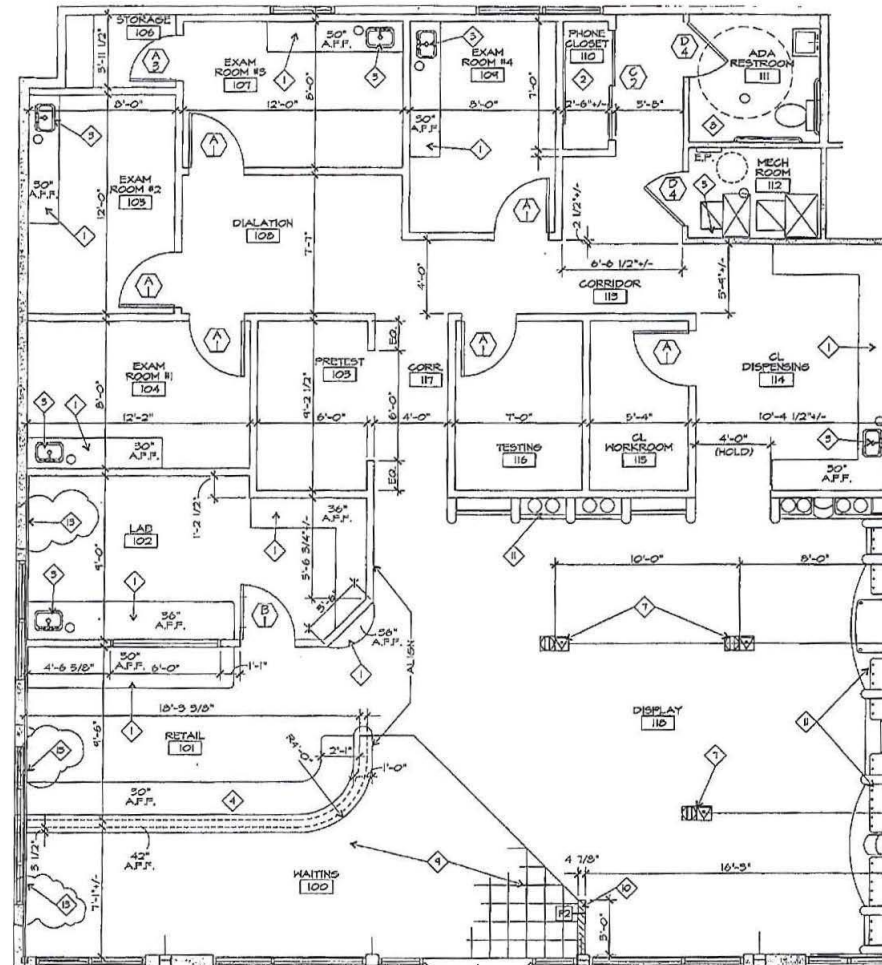
Associate

D 314 785 7693

christian.burns@avisonyoung.com

Floorplan - Suite 4412 - 2,390 SF

4412 Telegraph Road



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