



\$8.50/sf gross
utilities included!

affordable
office space

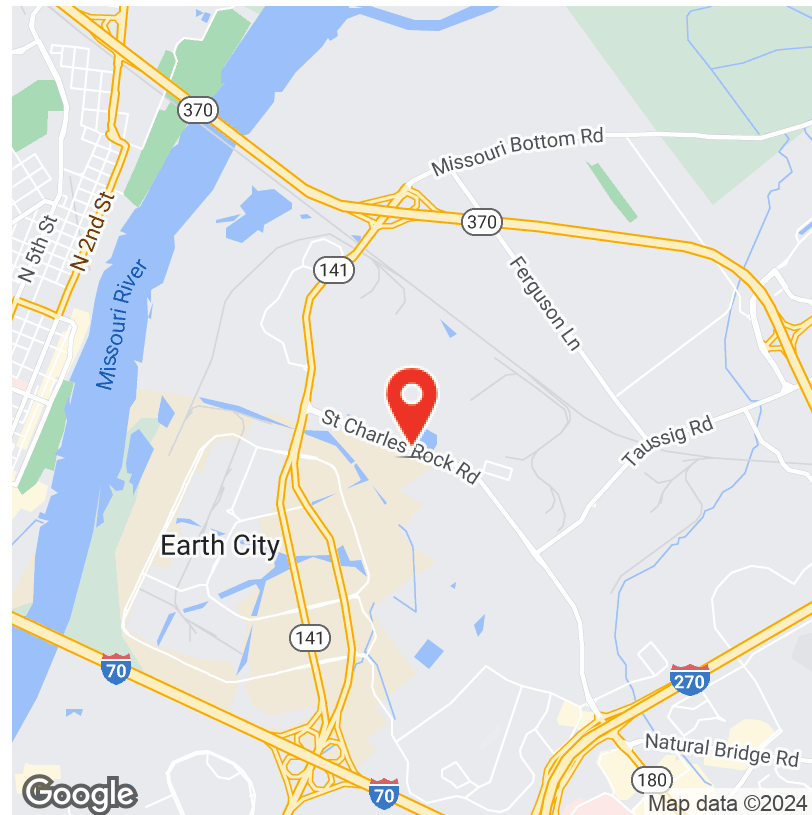


PROPERTY HIGHLIGHTS

- Suite 1 - 4,352 SF | Suite 2 - 11,500 SF
- Recently renovated office space
- \$8.50/SF Gross (Utilities Included)
- Ample parking
- Centrally located with easy access to I-270
- Secured access with private entrance

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (Gross)
Monthly Rate:	Suite 1 - \$3,082
	Suite 2 - \$8,145
Utilities:	Included
Available SF:	4,352 - 11,500 SF
Parking:	Abundant



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
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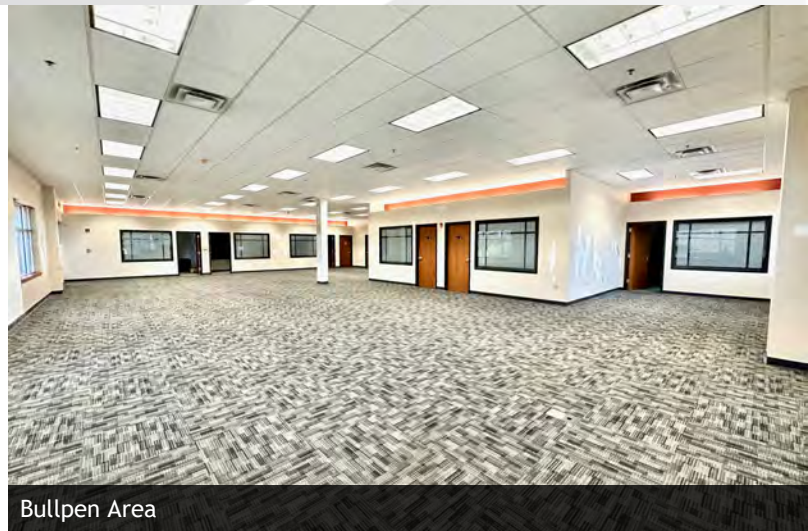
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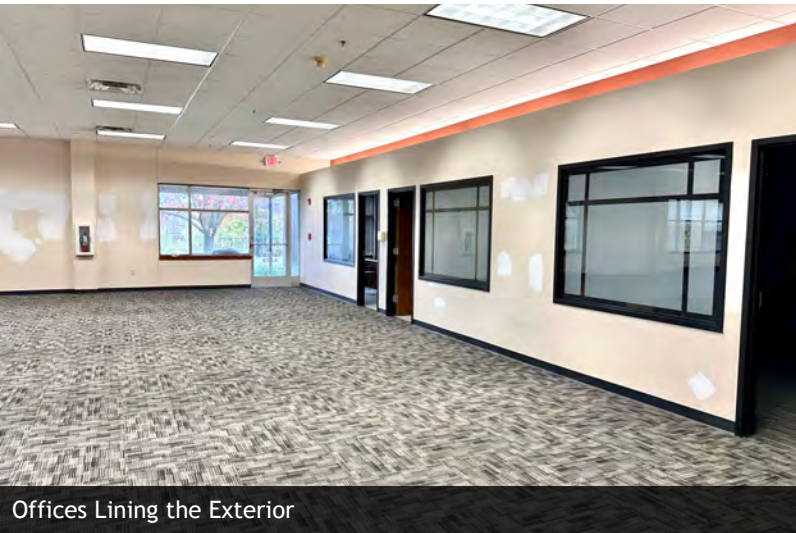
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Bullpen Area



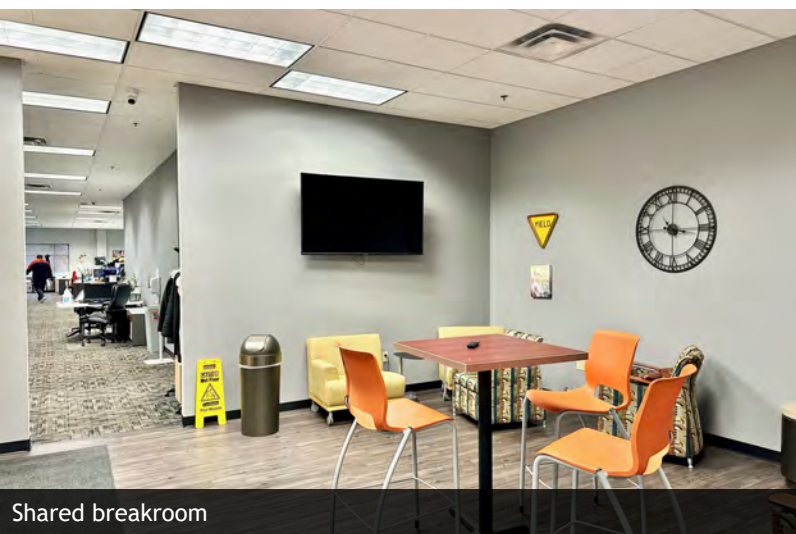
Bullpen Area



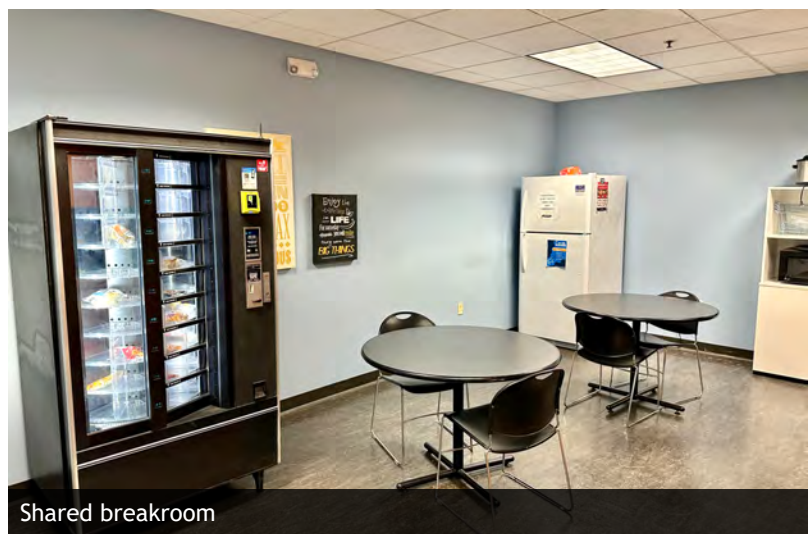
Offices Lining the Exterior



Conference Room



Shared breakroom



Shared breakroom

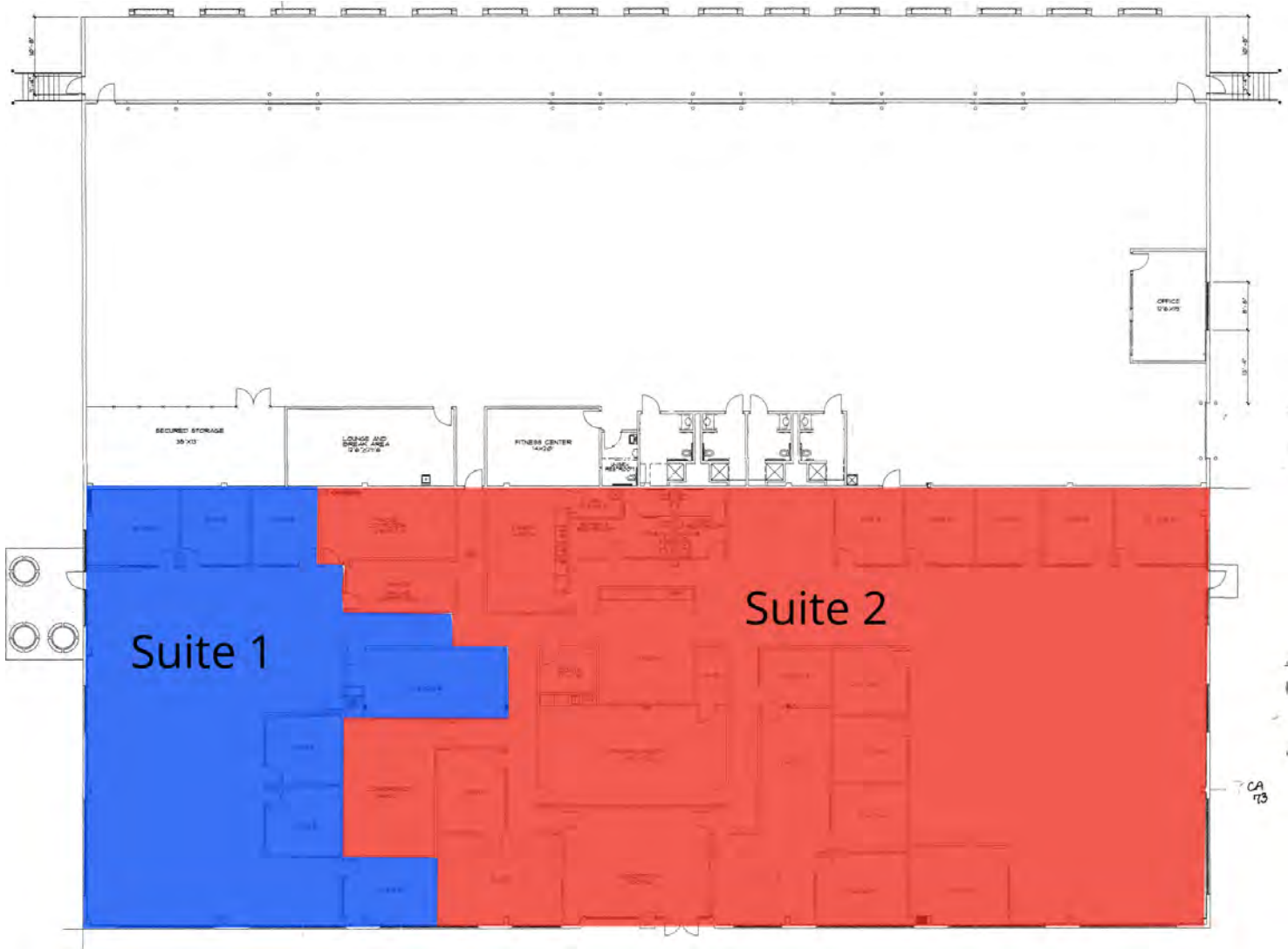


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
4628 Crossroads Industrial Dr - Office	Available	4,352 SF	Gross	\$8.50 SF/yr	Utilities included in the lease rate of \$8.50/SF
4628 Crossroads Industrial Dr - Office Ste 2	Available	11,500 SF	Gross	\$8.50 SF/yr	Utilities included in the lease rate of \$8.50/SF



Google

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