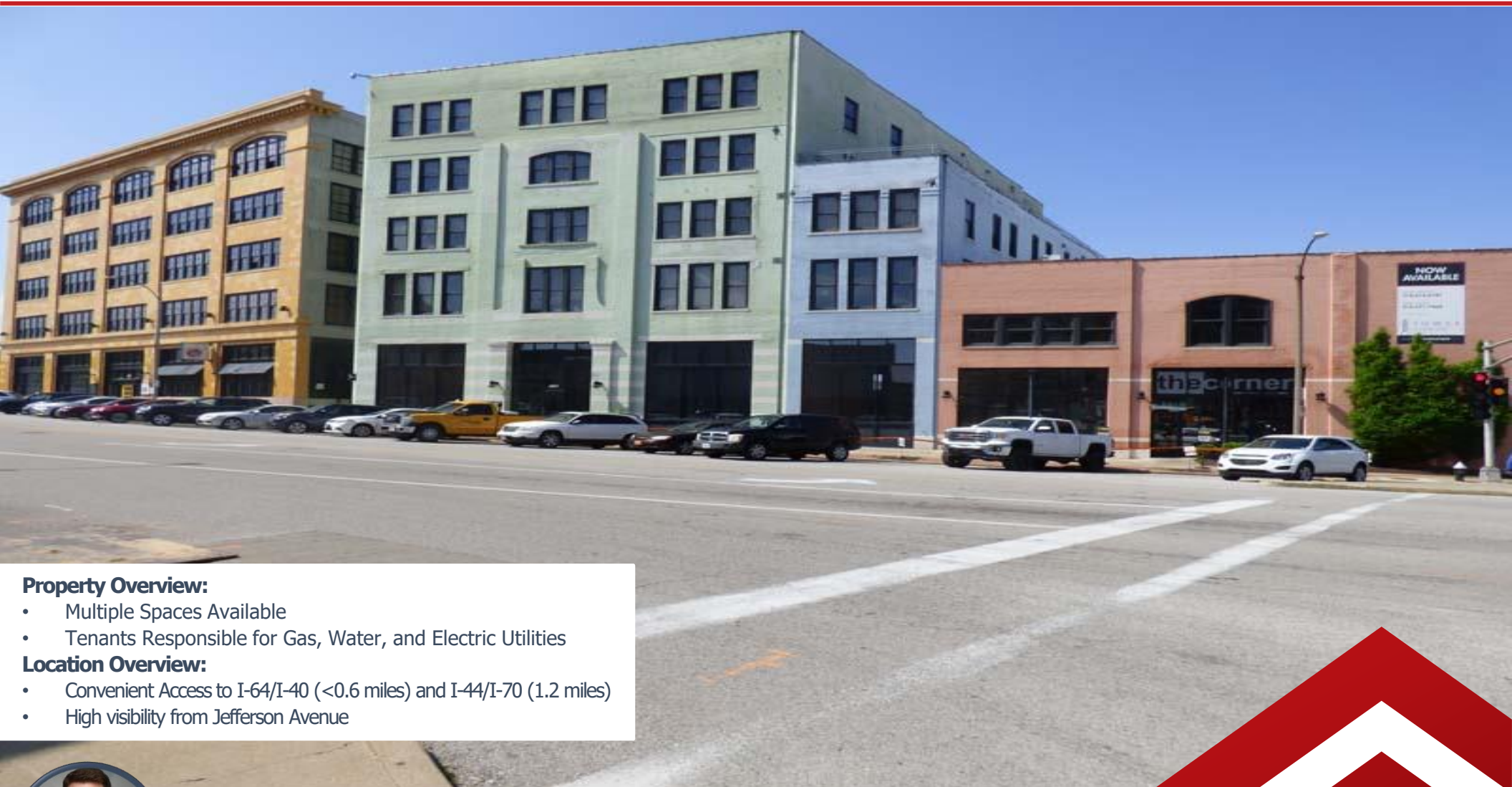


FOR LEASE

GW LOFTS COMMERCIAL SPACE
OFFICE/RETAIL/WAREHOUSE SPACE
1,260 – 5,694 SF AVAILABLE
\$12.00/SF NNN

2605-2619 WASHINGTON AVE., ST. LOUIS, MO 63103



Property Overview:

- Multiple Spaces Available
- Tenants Responsible for Gas, Water, and Electric Utilities

Location Overview:

- Convenient Access to I-64/I-40 (<0.6 miles) and I-44/I-70 (1.2 miles)
- High visibility from Jefferson Avenue



MARK CLARKSON

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.



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SPACE 1B



SPACE 1C



SPACE 3



SPACE 2

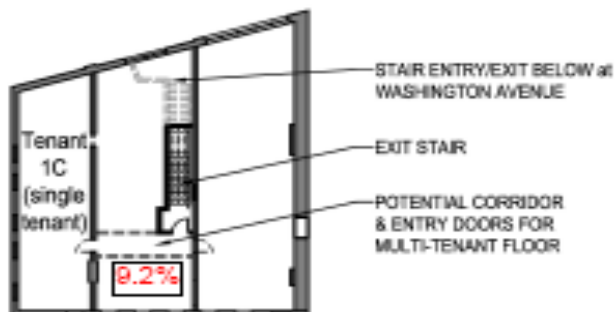
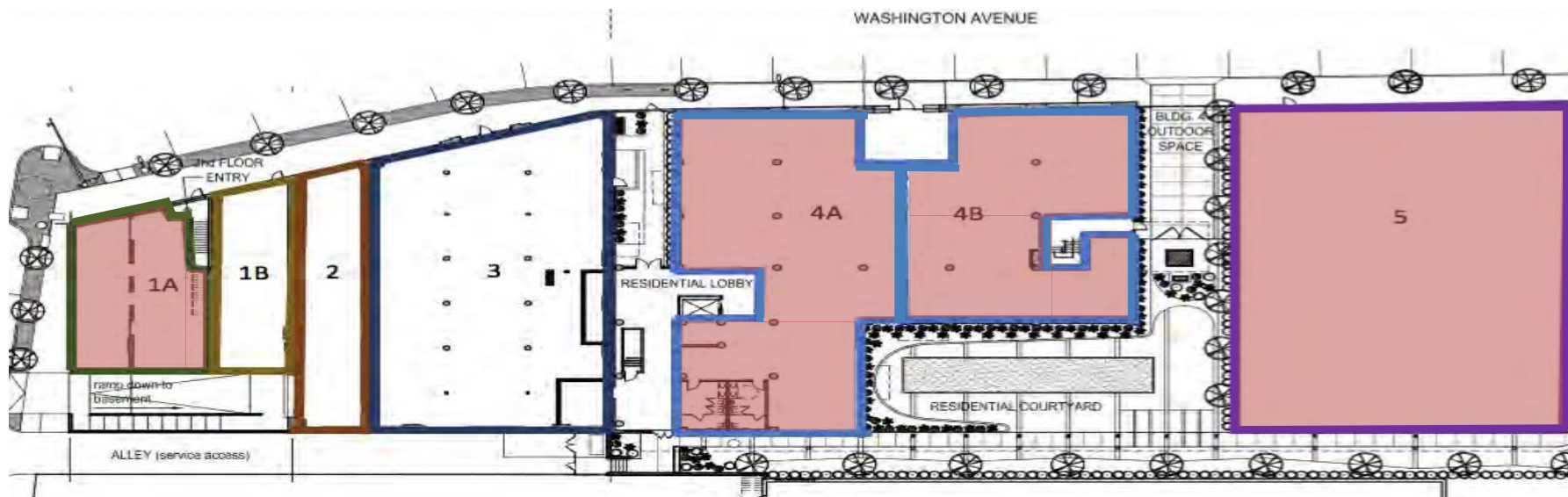
Space 1B-3:

- Open Floor Plan
- Each space can be divided
- Ideal configuration for a Creative Office or a Retail Space
- There are high Ceilings Ideal for High Inventory Retail
- **Space 1B-1C:** Ideal for a small creative office space
- **Space 2:** Provides access to the upper level (1C)
- **Space 3:** Provides access to the rear alleyway with elevated doors for small truck loading/unloading


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SECOND FLOOR PLAN (bldg. 1)
 132' x 114' 00.17.2008

	SPACE LEASED
SPACE 3	5,694 S.F.
SPACE 2	1,492 S.F.
SPACE 1B	1,260 S.F.
SPACE 1C	2,920 S.F.

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