



**BRIDGETON
OFFICE/WAREHOUSE
SPACE**

SCAN HERE!



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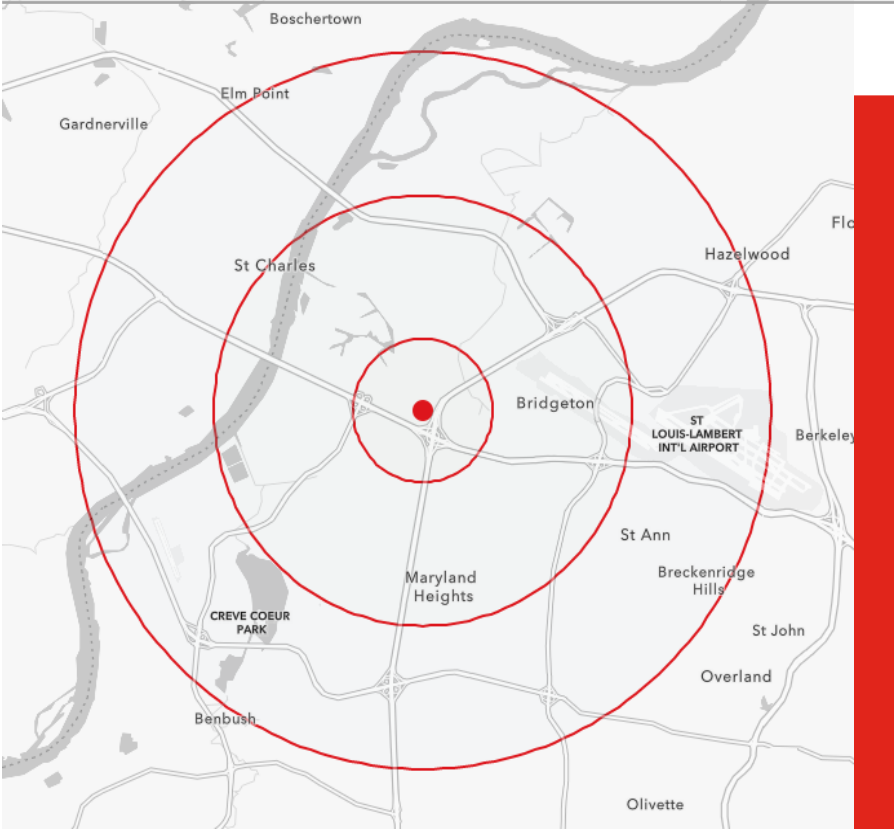
**27 HOLLENBERG COURT
ST. LOUIS, MO 63044
1,250-2,500 S.F. | \$12.00/S.F. M.G.**

FOR LEASE

PROPERTY OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,250	34,373	141,096
HOUSEHOLDS	622	14,582	61,232
AVERAGE HH INCOME	\$69,796	\$93,007	\$89,048



- 1,250 S.F. OFFICE SPACE AVAILABLE AT \$12/S.F., AND ADDITIONAL CONTIGUOUS WAREHOUSE SPACE (UP TO 1,250 S.F.) CAN BE ADDED AT A LOWER RATE
- WELL-MAINTAINED BUILDING, SUITE, AND PROPERTY WITH A PRIVATE ENTRANCE
- ABUNDANT PARKING RATIO: 3.4/1,000 S.F.
- OPEN WORK AREA, ONE PRIVATE OFFICE, AND KITCHENETTE WITH SINK, DISHWASHER, AND SPACE FOR A FULL-SIZE REFRIGERATOR
- CONVENIENT LOCATION WITH EASY ACCESS TO I-270 & I-70
- WAREHOUSE SPACE IS CLEAR SPAN AND LOADING DOCK ACCESS

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