

FOR LEASE

PENNSYLVANIA BUILDING
DOWNTOWN ST. LOUIS OFFICE AND RETAIL SPACE
OFFICE SPACE: **\$12.50/SF FS** | **1,950-2,523 SF**
RETAIL SPACE: **\$18.00/SF MG** | **1,050 SF**

215-217 NORTH 10TH STREET, ST. LOUIS, MO. 63101



Ben Cherry

Phone: 314.647.6611 ext. 115

ben@ManorRealEstate.com

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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PROPERTY OVERVIEW

- SPACE HAS A SPACIOUS FLOOR PLAN
- MANY DIFFERENT VARIETIES OF FLOOR PLANS FOR MULTIPLE BUSINESSES
- THERE IS A HIGH VOLUME OF FOOT TRAFFIC OFF OF 10TH STREET DUE TO THE STREETS OFFICE POPULATION
- PRIVATE ENTRANCES WITH 24/7 ACCESS
- BUILDING IS HISTORIC

LOCATION OVERVIEW

- LOCATED IN THE HEART OF DOWNTOWN ST. LOUIS
- IN WALKING DISTANCE TO COURTHOUSE, WASHINGTON AVE, HOTELS AND ALL DOWNTOWN AMENITIES
- NEXT DOOR IS JACK PATRICK'S BARE AND GRILL

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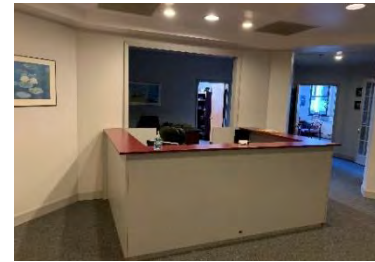
PENNSYLVANIA BUILDING
DOWNTOWN ST. LOUIS OFFICE AND RETAIL SPACE

SUITE 200: \$12.50/SF FS | 1,950 SF

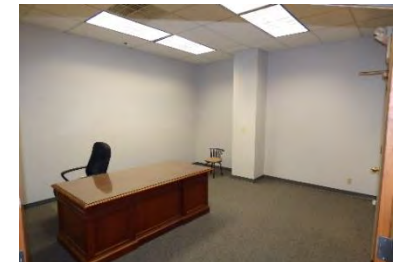
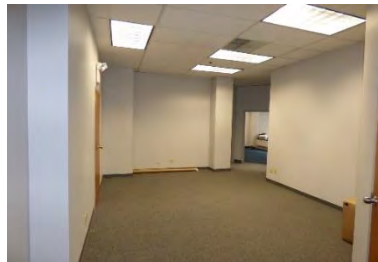
SUITE 201: \$12.50/SF FS | 2,523 SF

215-217 NORTH 10TH STREET, ST. LOUIS, MO. 63101

SUITE 200



SUITE 201



PROPERTY OVERVIEW

- \$12.50/SF FS
- Turn-Key Office Space Available
- Historically Significant Building
- Has 5 Private Offices, Reception Area, Kitchenette and Open Space
 - Set up as an ideal Law Firm

LOCATION OVERVIEW

- Located in Heart of Downtown St. Louis at 10th and Olive
- Walking Distance to Courthouse, Washington Ave, Hotels, and all Downtown St. Louis Amenities
- Jack Patrick's Bar & Grill on 1st Floor

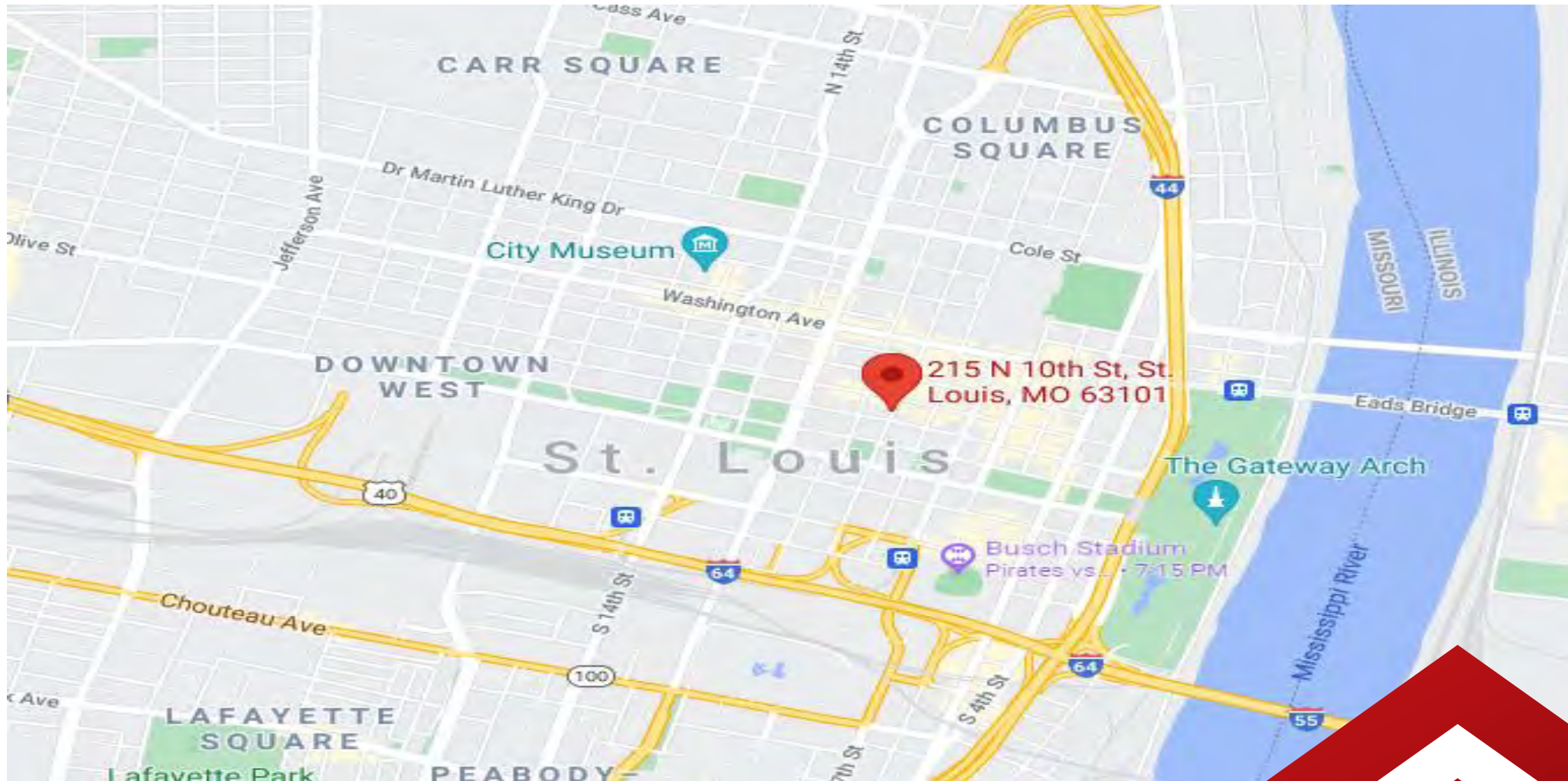
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