



**HAMPTON AVENUE
OFFICE SPACE**

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
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6414-6418 HAMPTON AVENUE

ST. LOUIS, MO 63109

250-1,000 S.F. | \$450/MONTH F.S.G PER SUITE

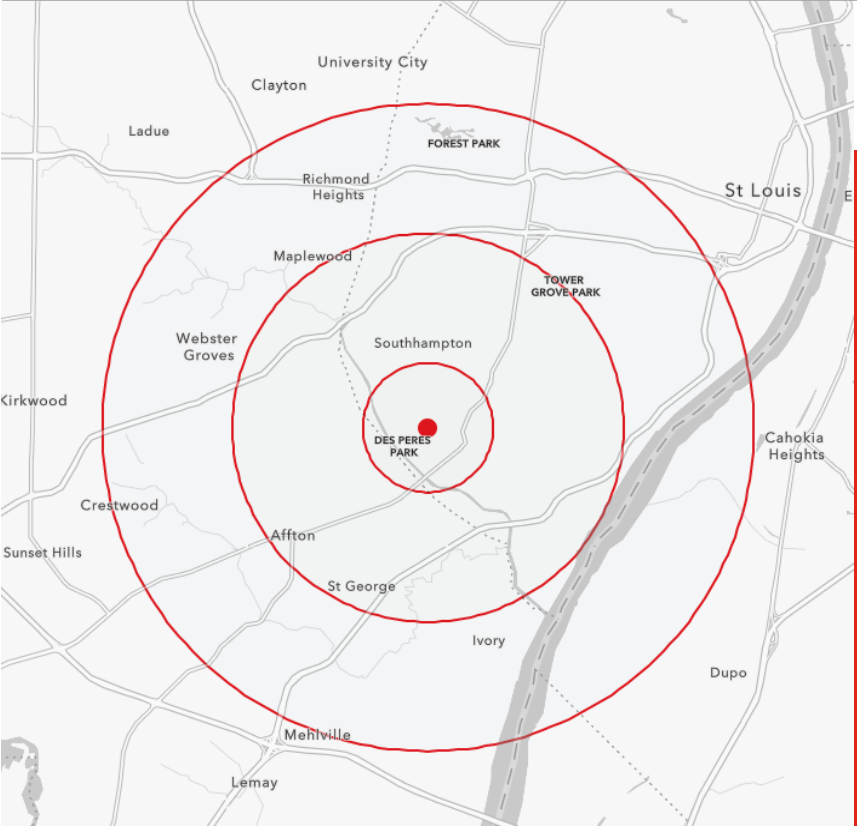
FOR LEASE

PROPERTY INFORMATION



- UTILITIES AND INTERNET INCLUDED IN RENT
- ABUNDANT OFF-STREET PARKING AVAILABLE BEHIND THE BUILDING
- BUILDING HAS ALL NEW ELECTRIC AND AN ELECTRIC KEY CARD FOR EVENING/WEEKEND ACCESS
- EACH SUITE IS APPROXIMATELY 250-275 S.F. AND UP TO 4 SUITES CAN BE COMBINED FOR A TOTAL OF 1,000 S.F.
- LOCATED ON SOUTH HAMPTON AVENUE NEAR WILLMORE PARK
- NEARBY BUSINESSES INCLUDE
 - YAPI MEDITERRANEAN SUBS AND SANDWICHES, ALISKA'S AMAZING PICKLE CAFE, ST. LOUIS HILLS DONUT SHOP, SOUTHSIDE HARDWARE, AND MANY MORE!

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		18,235	162,307	322,151
HOUSEHOLDS		9,298	76,986	155,201
AVERAGE HH INCOME		\$88,177	\$80,599	\$91,557



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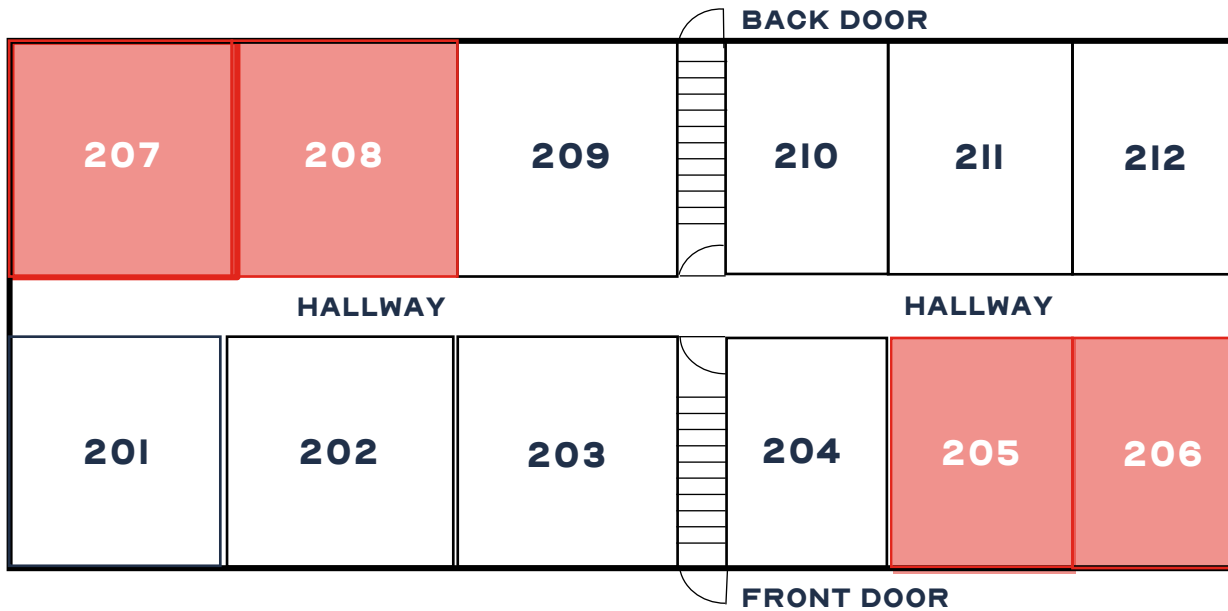


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FLOORPLAN



HAMPTON AVENUE

1ST FLOOR RETAIL

SUITE	S.F.	STATUS
6410-12	-	LEASED
6416	-	LEASED
6418	-	LEASED

2ND FLOOR OFFICE

SUITE	S.F.	STATUS
201	250	LEASED
202	250	LEASED
203	250	LEASED
204	250	LEASED
205	250	AVAILABLE
206	250	AVAILABLE
207	250	AVAILABLE
208	250	AVAILABLE
209	250	LEASED
210	250	LEASED
211	250	LEASED
212	250	LEASED

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