

# FOR LEASE

1905 South Grand Boulevard | St. Louis, MO 63104

**HIGHLY VISIBLE HISTORIC BUILDING**

5,055 – 6,640 S.F. Available

**\$10.00 - \$14.00/S.F.M.G.**



SCAN HERE!



**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 the property. We recommend Lessee investigate fully.

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### Property Information



Suite	Square Footage	Status
Lower Level	2,190 S.F.	Occupied
Suite 100	2,515 S.F.	Currently Combined <b>COMING SOON!</b>
Suite 200	2,540 S.F.	
Suite 300	1,585 S.F.	UNFINISHED SPACE



Lower Level

Suite 100

Suite 200



Suite 300

### Property Overview

- Built in 1890 has historic renovations with beautiful interior woodworking and stained-glass finishes
- This 6,640 S.F. building has all brick exterior featuring unique architecture on 24,400 S.F. of land with private on-site parking
- Monumental signage available along South Grand Boulevard
- Multi-level office building
  - Lower-Level:** Space has exterior access, a receptionist station, and multiple office spaces
  - Suite 100:** Space is located on the 1<sup>st</sup> floor and has a large open foyer with multiple offices and 2 large conference rooms
  - Suite 200:** Space is located on the 2<sup>nd</sup> floor and has a sitting area, a library, and multiple offices
  - Suite 300:** Unfinished space for a tenant in need of extra space. Can be finished to enlarge the suite.

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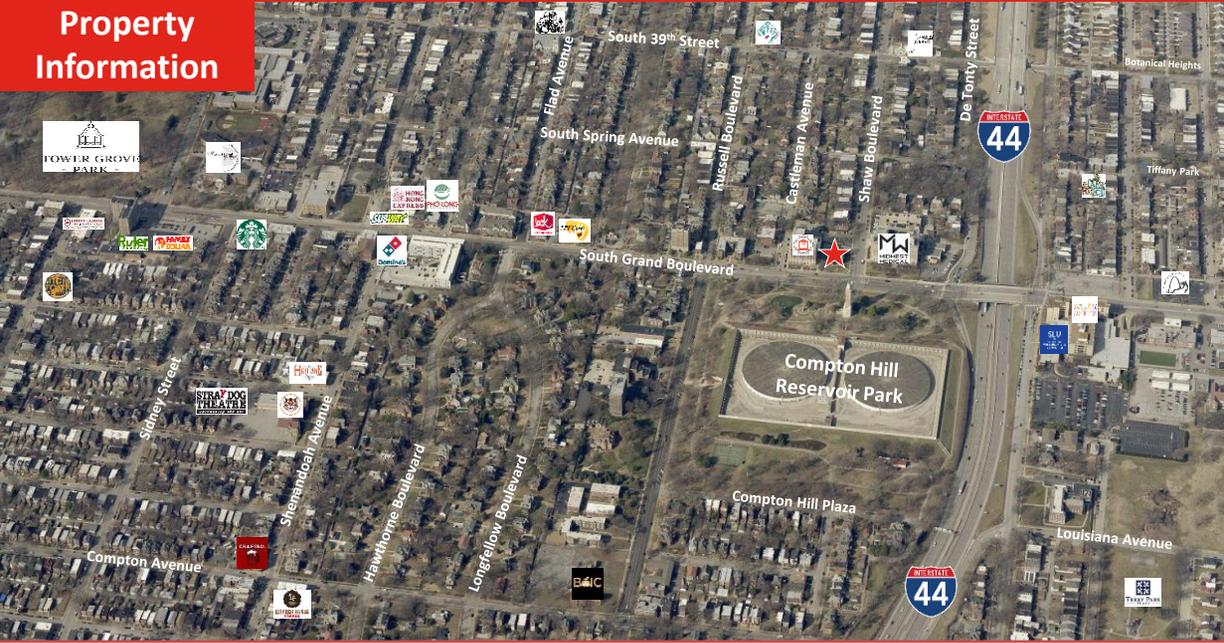
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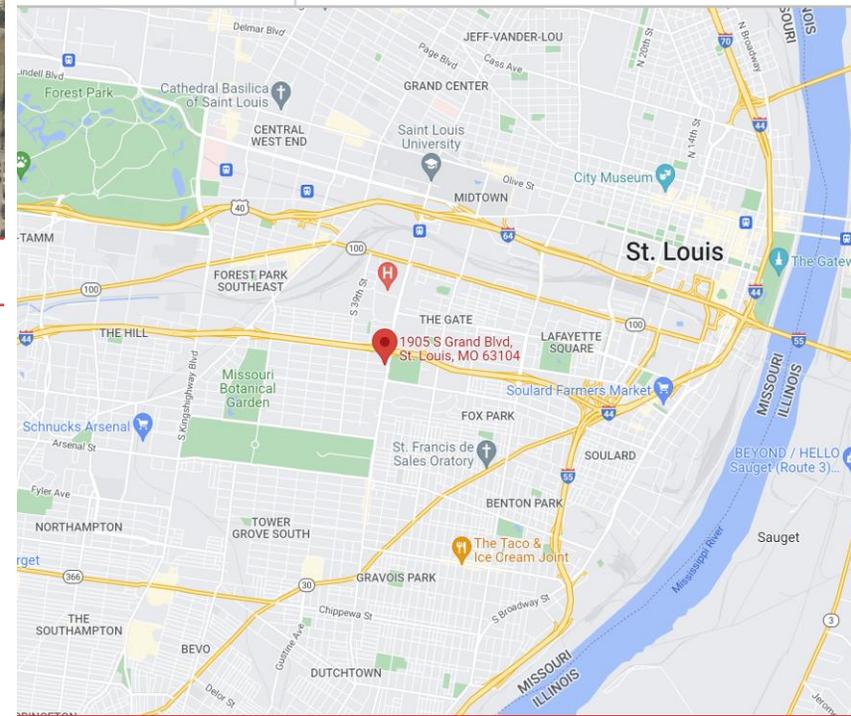
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## Property Information



Demographics	1-Mile	3-Mile	5-Mile
Population	20,321	160,317	334,304
Median Household Income	\$62,795	\$49,569	\$49,600
Per Capita Income	\$38,625	\$32,783	\$31,932
Median Net Worth	\$58,149	\$18,172	\$27,961



## Location Overview

- Highly visible building and monument signage along South Grand Boulevard with over 30,000 V.P.D.
- Located at the corner of Shaw Boulevard and South Grand Boulevard
- Convenient Access to Highway-40 & Highway-44 with roughly 97,860 V.P.D.
- Highly walkable area, close to many restaurants, parks, shopping, and entertainment
- Property is located across the street from the Compton Hill Reservoir Park, the famous Compton Hill Water Tower, and the Statue of the Naked Truth
- This office space is in the Shaw neighborhood in St. Louis City and is only a few blocks away from Tower Grove Park
- Property is zoned "H" – Area Commercial

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