

**SOUTH GRAND
CREATIVE OFFICE**



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**3030 SOUTH GRAND BOULEVARD
ST. LOUIS, MO 63118**

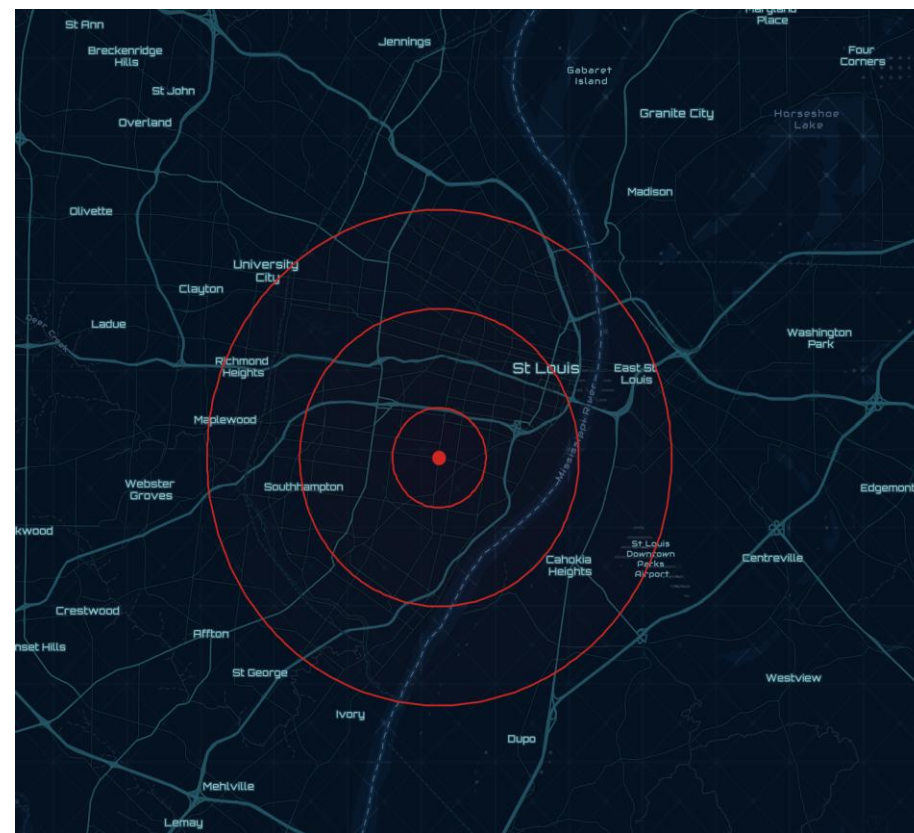
PROPERTY OVERVIEW



- 12 PRIVATE OFFICES, 10 OFFICES HAVE WINDOWS
- KITCHENETTE, ELEVATOR, MULTIPLE STORAGE CLOSETS, AND 3 ADA ACCESSIBLE RESTROOMS
- CREATIVE OFFICE SPACE WITH MODERN FINISHES
- PROPERTY HAS AN OUTDOOR DECK WITH PICNIC TABLES
- PROPERTY EQUIPPED WITH SECURITY SYSTEMS AND CAMERAS
- LOCATED AT THE CORNER OF SOUTH GRAND AND ARSENAL

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		30,642	161,611	326,472
HOUSEHOLDS		13,297	75,135	148,699
AVERAGE HH INCOME		\$76,257	\$69,003	\$70,159



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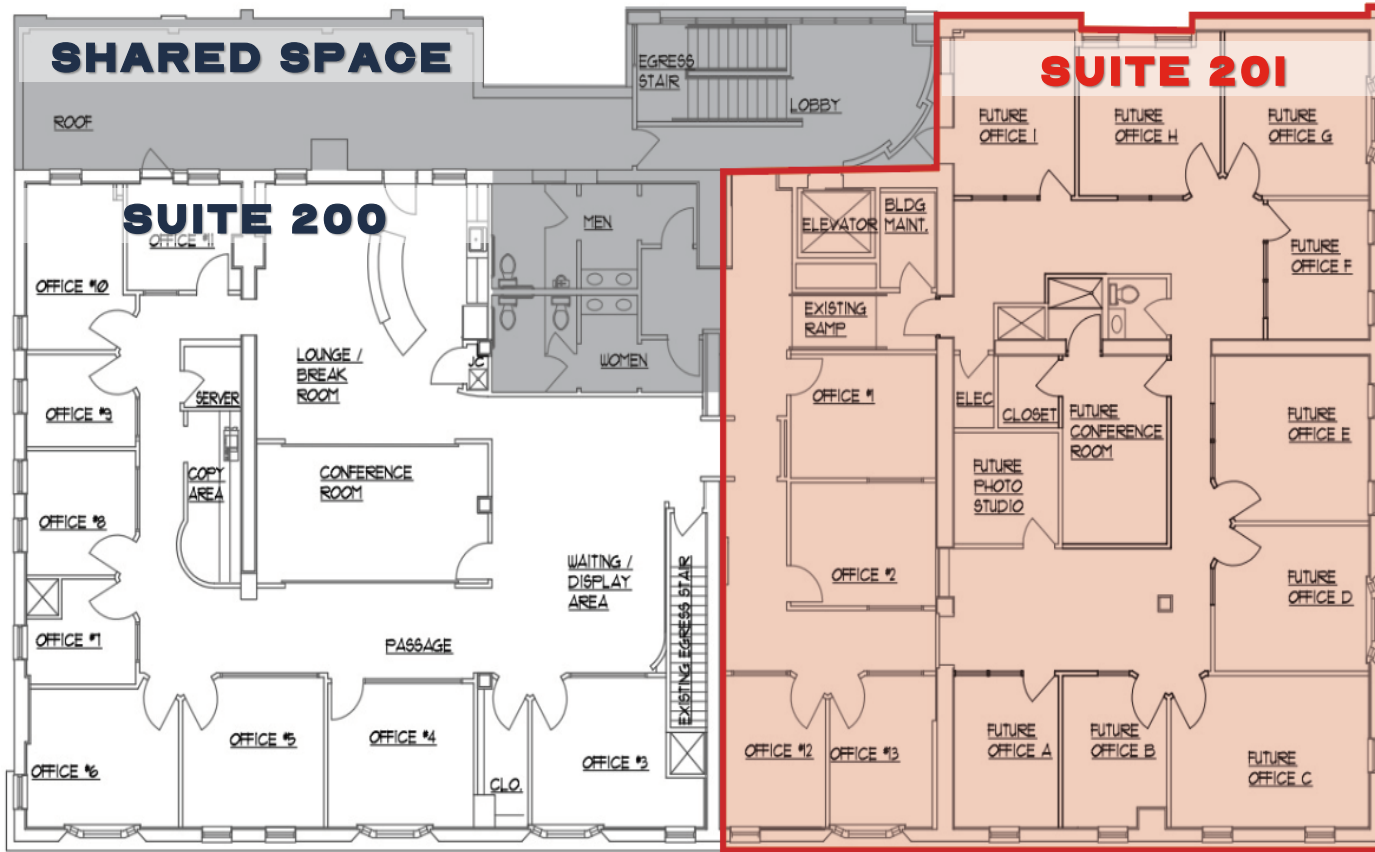
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SITE PLAN

PROPERTY PARKING LOT



SOUTH GRAND BOULEVARD

ARSENAL STREET

RETAIL SPACE

SUITE	STATUS	TENANT
3014 SOUTH GRAND BLVD.	LEASED	<i>BOTANICALS DESIGN STUDIO</i>
3016 SOUTH GRAND BLVD.	LEASED	<i>TRIBE DISPENSARY</i>
3024 SOUTH GRAND BLVD.	LEASED	<i>T-MOBILE</i>
3559 ARSENAL STREET	LEASED	<i>NAVIN'S BBQ</i>

OFFICE SPACE

SUITE	SQUARE FOOTAGE	LEASE RATE
SUITE 201	3,712 SF	\$14.00/SF MG
SUITE 200	LEASED	-



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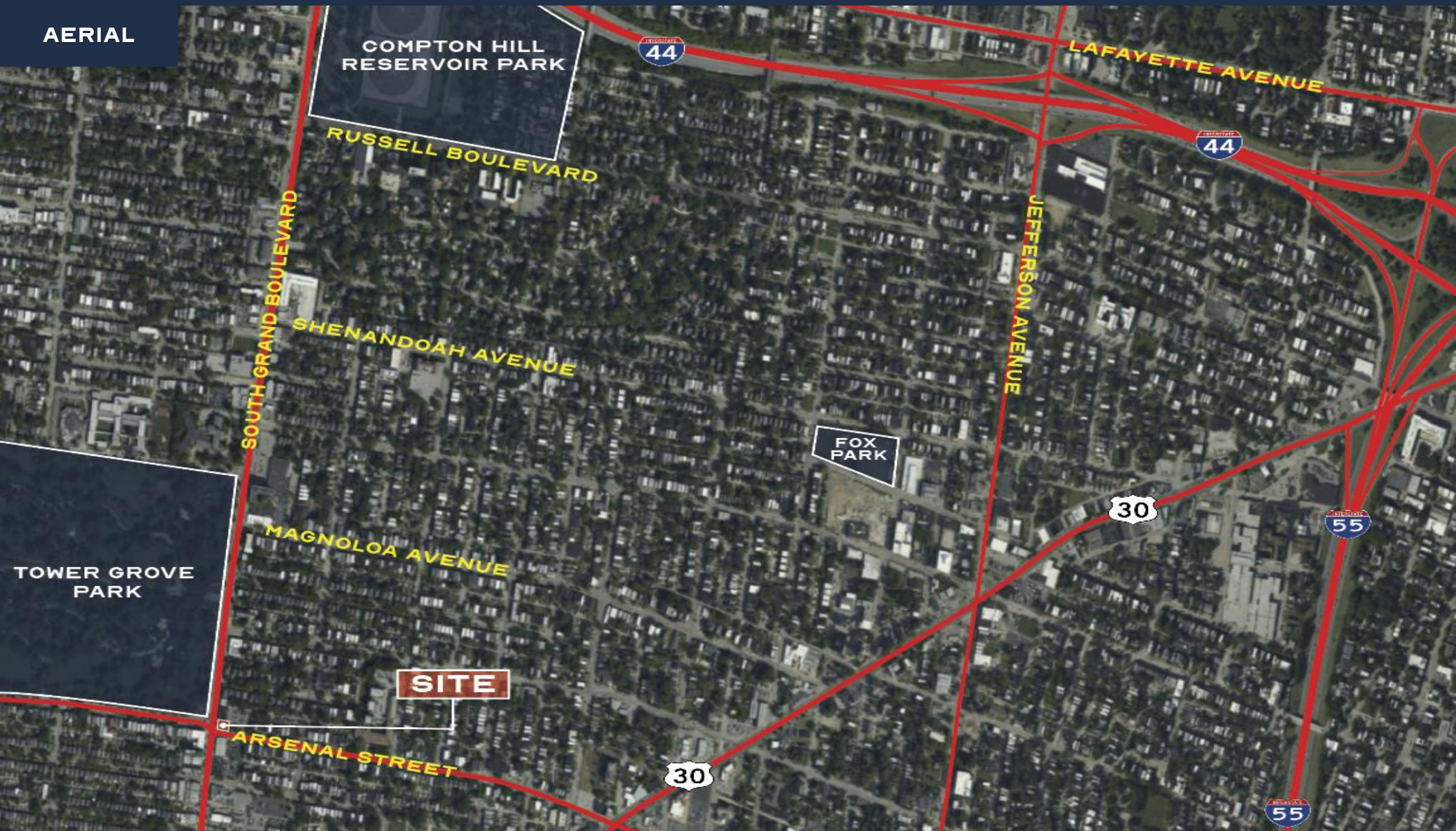
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AERIAL



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SCAN HERE!

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.