



**FREE STANDING
OFFICE BUILDING**

SCAN HERE!



MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**254I SOUTH BIG BEND BOULEVARD
ST. LOUIS, MO 63143
2,500 S.F. | \$16.00/S.F. M.G.**

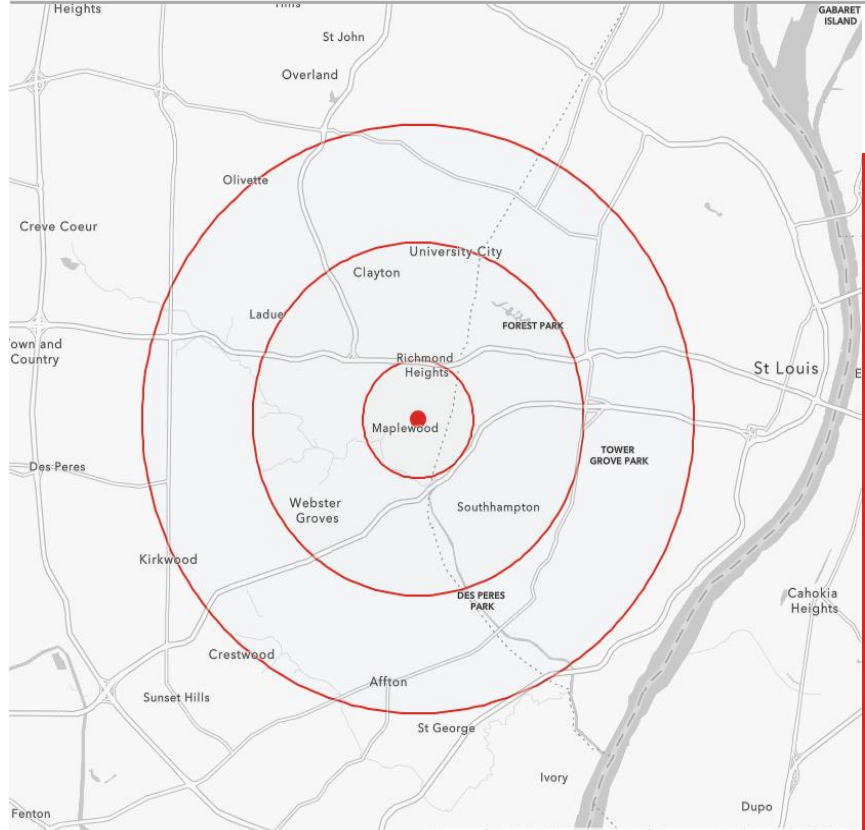
FOR LEASE

PROPERTY INFORMATION



- **HIGHLY VISIBLE LOCATION, FRONTING TO BIG BEND BOULEVARD**
- **PRIVATE PARKING LOT WITH SIX DEDICATED SPACES**
- **FREESTANDING, MULTI-LEVEL OFFICE BUILDING WITH KITCHENETTE, BREAK AREA, RECEPTION, FOUR+ OFFICES, CONFERENCE ROOM, A THIRD LEVEL LOFT/CREATIVE SPACE, AND A FULL WALK OUT BASEMENT FOR STORAGE**
- **LARGE FOUR CAR DETACHED GARAGE ALSO AVAILABLE WITH UPPER-LEVEL STORAGE**
- **CONVENIENTLY LOCATED IN MAPLEWOOD, BETWEEN HWY-40 AND MANCHESTER AVENUE, WITH EASY ACCESS TO HWY-44 NEARBY**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	14,707	127,539	361,127
HOUSEHOLDS	7,587	60,059	167,870
AVERAGE HH INCOME	\$88,717	\$124,092	\$107,404



SCAN HERE!

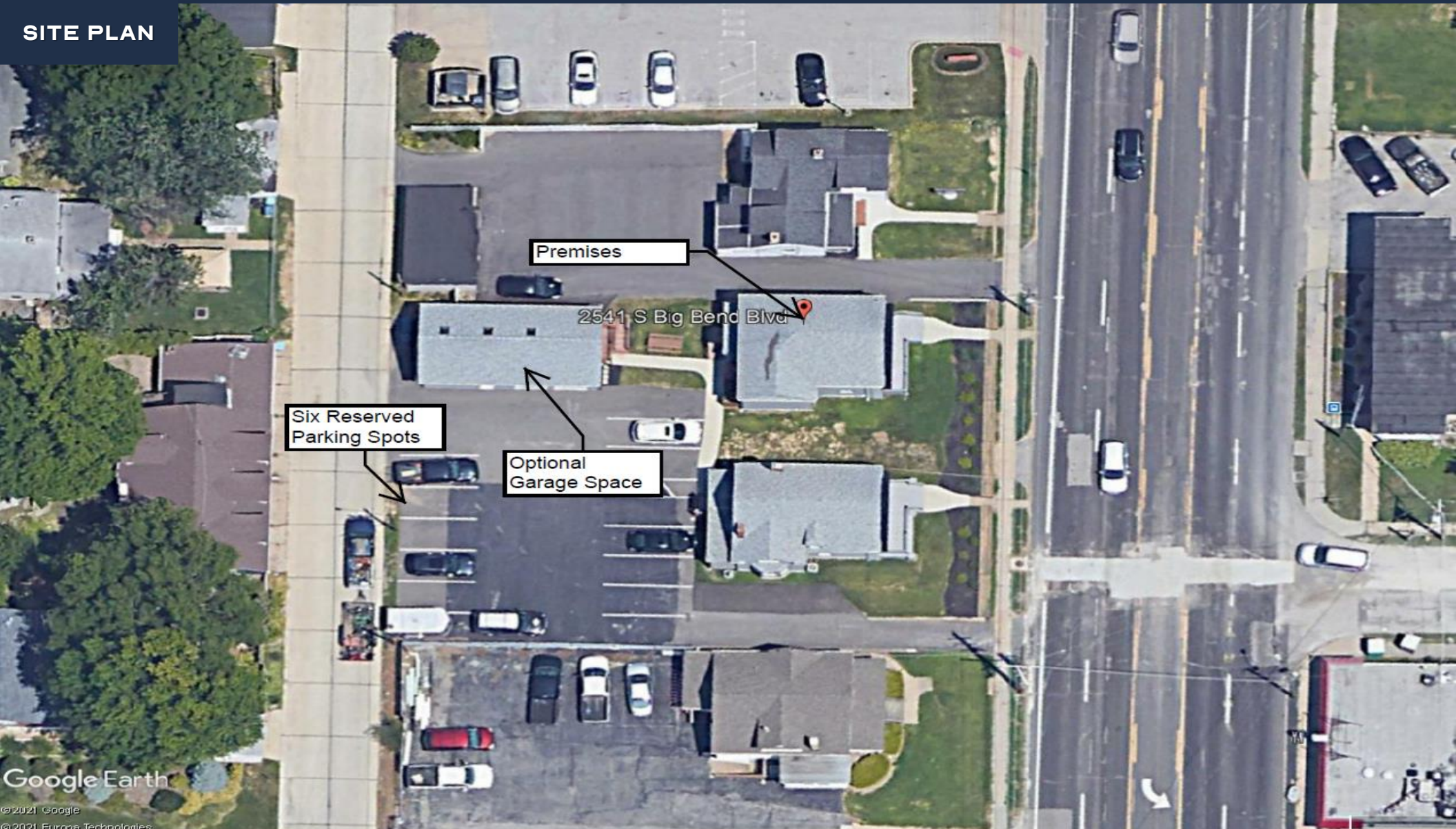


MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**254I SOUTH BIG BEND BOULEVARD
 ST. LOUIS, MO 63143
 2,500 S.F. | \$16.00/S.F. M.G.**

SITE PLAN



Google Earth

©2021 Google
©2021 Europa Technologies

SCAN HERE!



MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

2541 SOUTH BIG BEND BOULEVARD
ST. LOUIS, MO 63143
2,500 S.F. | \$16.00/S.F. M.G.