

MULTI-TENANT OFFICE BUILDING



SCAN HERE!



MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

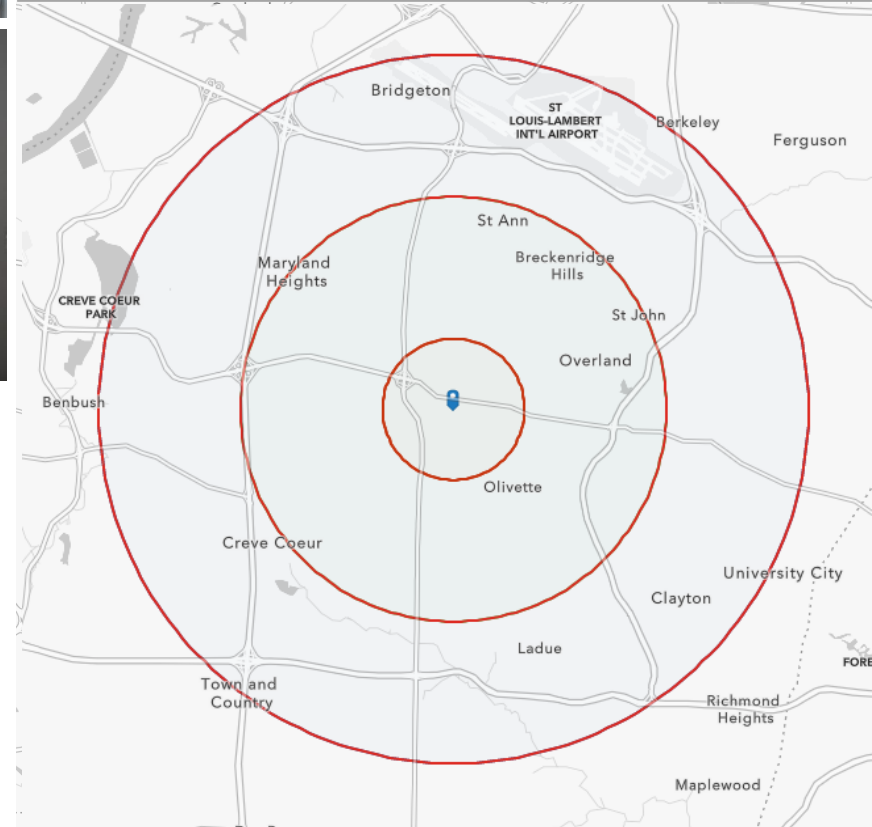
1600 N. WARSON ROAD
ST. LOUIS, MO 63132
900-7,500 S.F. | \$16.50/S.F. F.S.G.
PURCHASE PRICE: \$695,000

PROPERTY INFORMATION



- **TWO UPDATED FULL-FLOOR SUITES, EACH CONSISTING OF 2,850 S.F. WITH RECEPTION, MULTIPLE PRIVATE OFFICES, CONFERENCE ROOMS, KITCHENETTE/BREAK ROOMS, AND RESTROOMS**
- **ADDITIONAL 900 S.F. LOWER-LEVEL SPACE FOR STORAGE OR CAN BE BUILT OUT AS ADDITIONAL WORKING SPACE**
- **ONSITE PRIVATE PARKING LOT**
- **CONVENIENTLY LOCATED NEAR THE INTERSECTION OF N. WARSON AND 364, WITH EASY ACCESS TO I-170**
- **FULL-SERVICE LEASE RATE INCLUDES TAXES, INSURANCE, COMMON AREA MAINTENANCE, AND UTILITIES**
- **ALL LEVELS MAY BE COMBINED FOR LARGER TENANT(S)**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,613	86,193	211,399
HOUSEHOLDS	4,987	37,000	91,467
AVERAGE HH INCOME	\$77,199	\$104,282	\$117,752



SCAN HERE!



MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**1600 N. WARSON ROAD
 ST. LOUIS, MO 63132
 900-7,500 S.F. | \$16.50/S.F. F.S.G.
 PURCHASE PRICE: \$695,000**