



**MAPLEWOOD OFFICE
PARK**

SCAN HERE!

MARK CLARKSON

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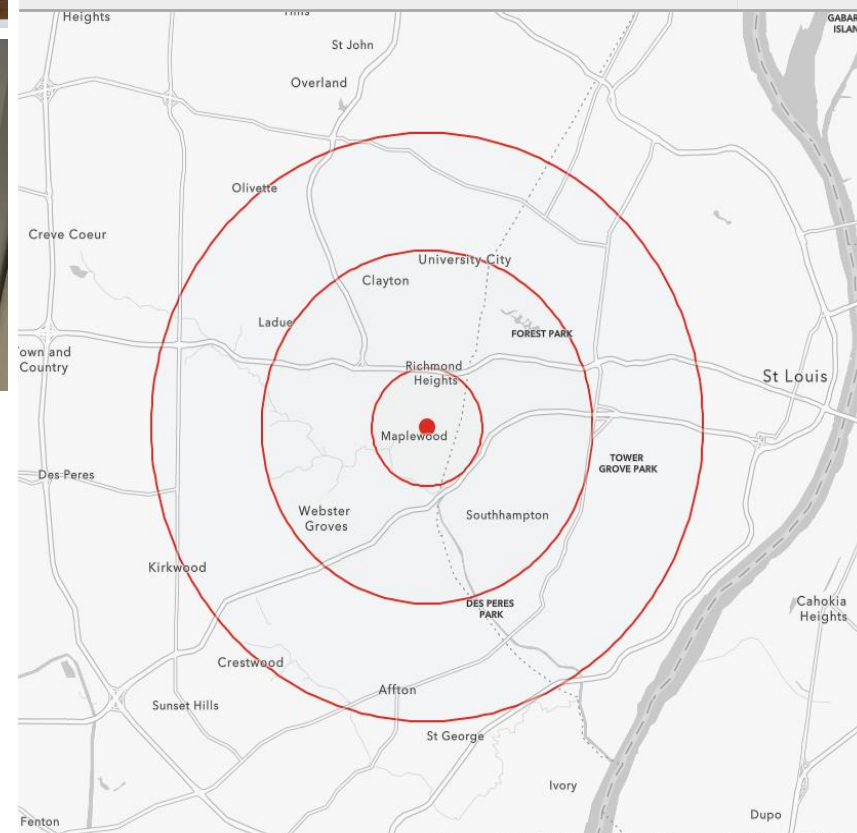
**2541-2547 S. BIG BEND BOULEVARD
ST. LOUIS, MO 63143
2496 S.F-2,500 S.F. | \$16.00/S.F. M.G.**

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



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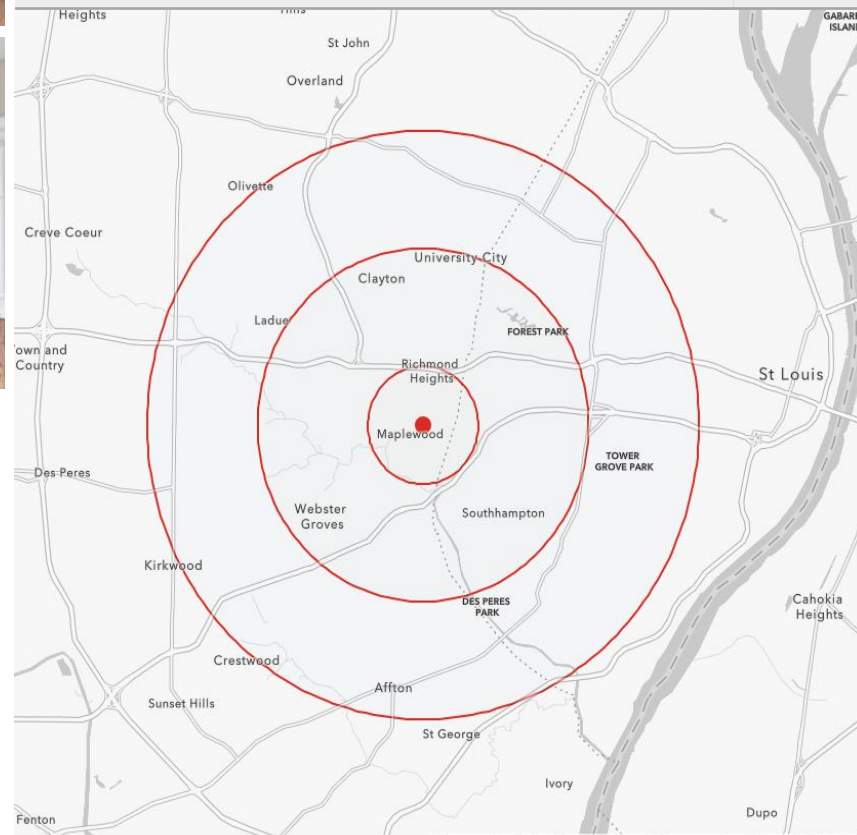


PROPERTY INFORMATION



- **HIGHLY VISIBLE LOCATION, FRONTING TO BIG BEND BOULEVARD**
- **FREESTANDING, MULTI-LEVEL OFFICE BUILDING WITH KITCHENETTE, BREAK AREA, RECEPTION, FOUR+ OFFICES, A THIRD-LEVEL LOFT/CREATIVE SPACE, AND A FULL WALK-OUT BASEMENT FOR STORAGE**
- **CONVENIENTLY LOCATED IN MAPLEWOOD, BETWEEN HIGHWAY 40 AND MANCHESTER AVENUE, WITH EASY ACCESS TO HIGHWAY 44**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	14,676	127,739	361,569
HOUSEHOLDS 	7,583	60,197	168,117
AVERAGE HH INCOME 	\$88,712	\$123,936	\$107,327



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SITE PLAN



PROPERTY	SPACE	STATUS
2541 S. BIG BEND	2,500 S.F.	AVAILABLE
GARAGE (2541 S. BIG BEND)	950 S.F.	AVAILABLE
2547 S. BIG BEND	2,496 S.F.	AVAILABLE

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