



**MAPLEWOOD OFFICE
PARK**

SCAN HERE!

MARK CLARKSON

Phone: 314.647.6611 ext. 127
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**2541 & 2547 S. BIG BEND BOULEVARD
ST. LOUIS, MO 63143
5,400 S.F.
\$895,000**



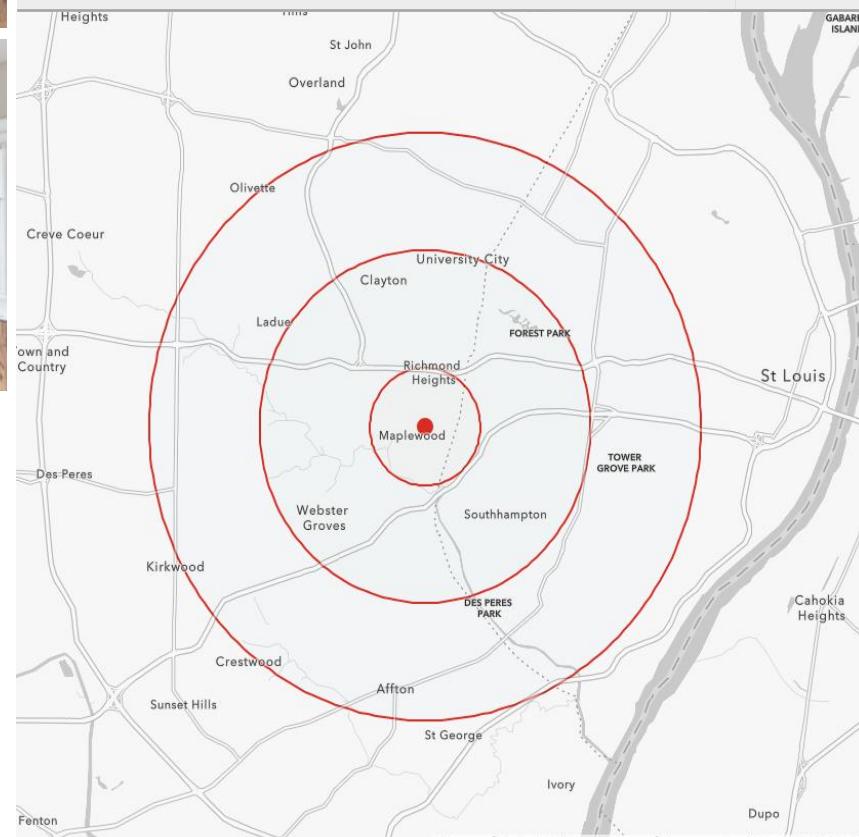
PROPERTY INFORMATION



- **HIGHLY VISIBLE LOCATION, FRONTING TO BIG BEND BOULEVARD**
- **TWO FREESTANDING, MULTI-LEVEL OFFICE BUILDINGS WITH RECEPTION, PRIVATE OFFICES, CONFERENCE, AND LOWER-LEVEL STORAGE**
- **CONVENIENTLY LOCATED IN MAPLEWOOD, BETWEEN HIGHWAY 40 AND MANCHESTER ROAD, ALSO CLOSE TO HIGHWAY 44**
- **CLOSE PROXIMITY TO MANY SHOPPING, EATING, AND ENTERTAINMENT OPTIONS**
- **LAST REMAINING SPACE AVAILABLE**
- **LARGE, FOUR CAR GARAGE WITH SECOND LEVEL STORAGE AREA AVAILABLE FOR ADDITIONAL STORAGE OR COVERED PARKING**
- **DEDICATED SURFACE PARKING**

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



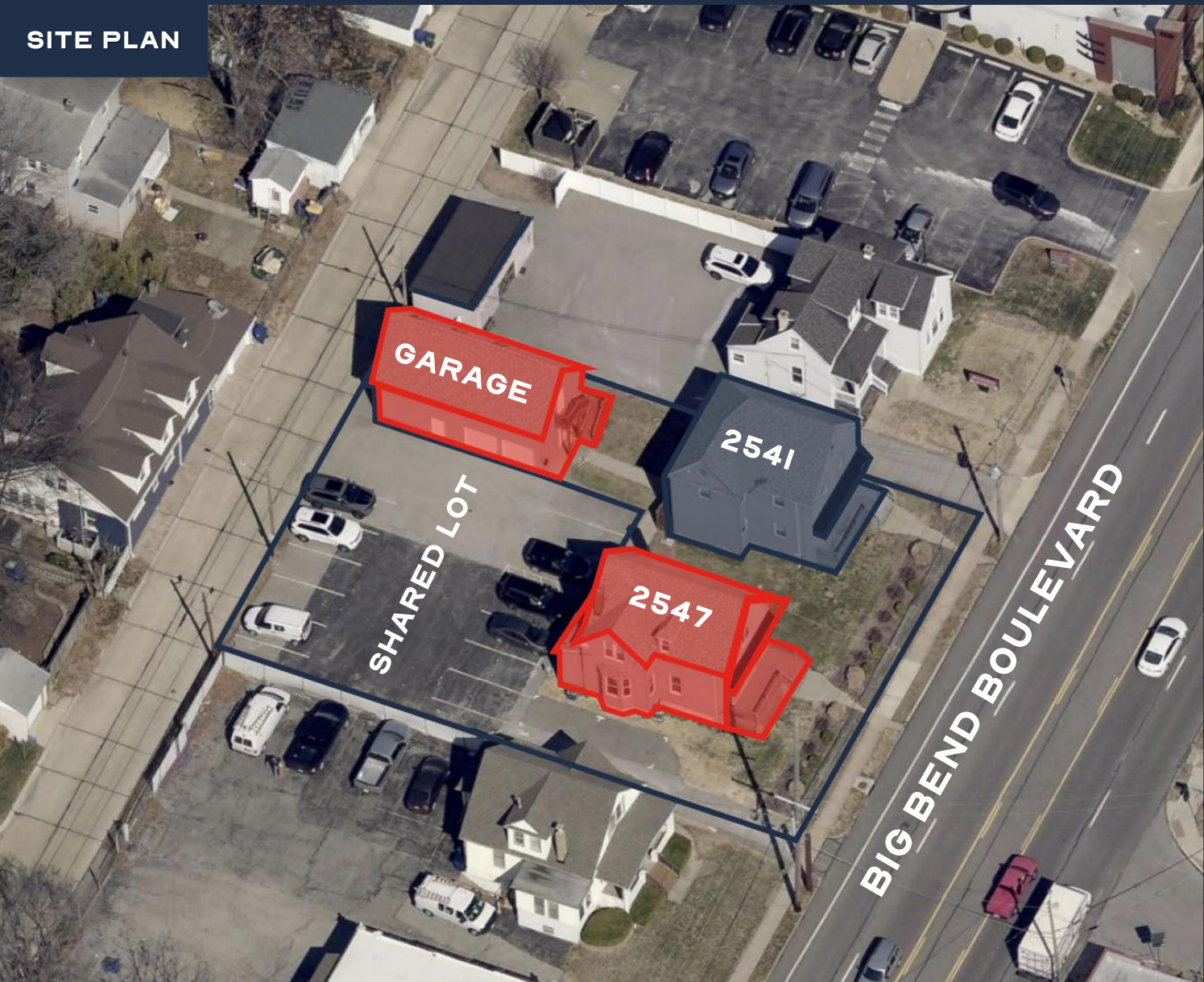
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SITE PLAN



PROPERTY	SPACE	STATUS
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2541 S. BIG BEND	2,500 S.F.	LEASED
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GARAGE (2541 S. BIG BEND)	900 S.F.	AVAILABLE
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2547 S. BIG BEND	2,000 S.F.	AVAILABLE
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