

717 NORTH 16TH STREET



SCAN HERE!



MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

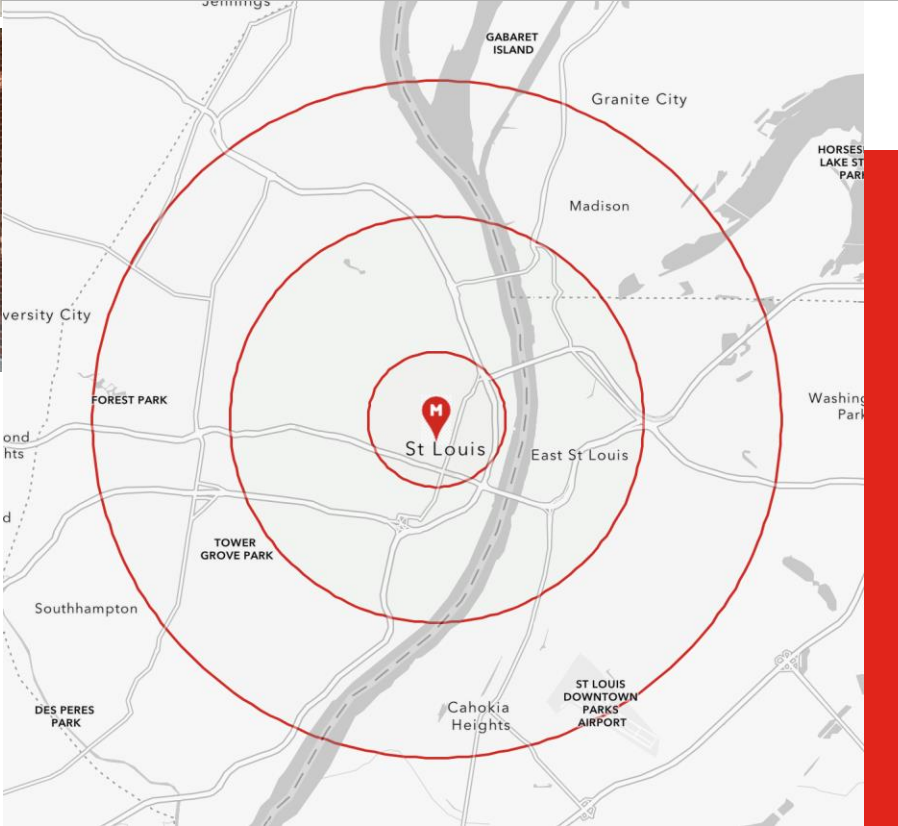
**717 NORTH 16TH STREET
ST. LOUIS, MO 63103
2,500-12,500 S.F. | \$12.50/S.F. F.S.G.**

PROPERTY INFORMATION



- DOWNTOWN WEST CLASS B OFFICE SPACE FOR LEASE
- LOCATED DIRECTLY ACROSS FROM THE CITY MUSEUM
- BUILT FOR THE SOCIAL SECURITY ADMINISTRATION IN 2001
- 2ND FLOOR SPACE SERVICED BY TWO PRIVATE ELEVATORS
- FULLY SPRINKLERED
- OPEN FLOOR PLAN
- LIST RATE INCLUDES DESIGNATED & SECURED PRIVATE PARKING ON 2.8/1,000 S.F. BASIS

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		17,579	90,807	222,097
HOUSEHOLDS		10,119	44,563	107,084
AVERAGE HH INCOME		\$52,646	\$46,626	\$44,085



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SITE PLAN



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SUITE	SIZE	STATUS
102	2,500 S.F.	AVAILABLE \$16.50/S.F.
200	12,500 S.F.	AVAILABLE \$16.50/S.F.

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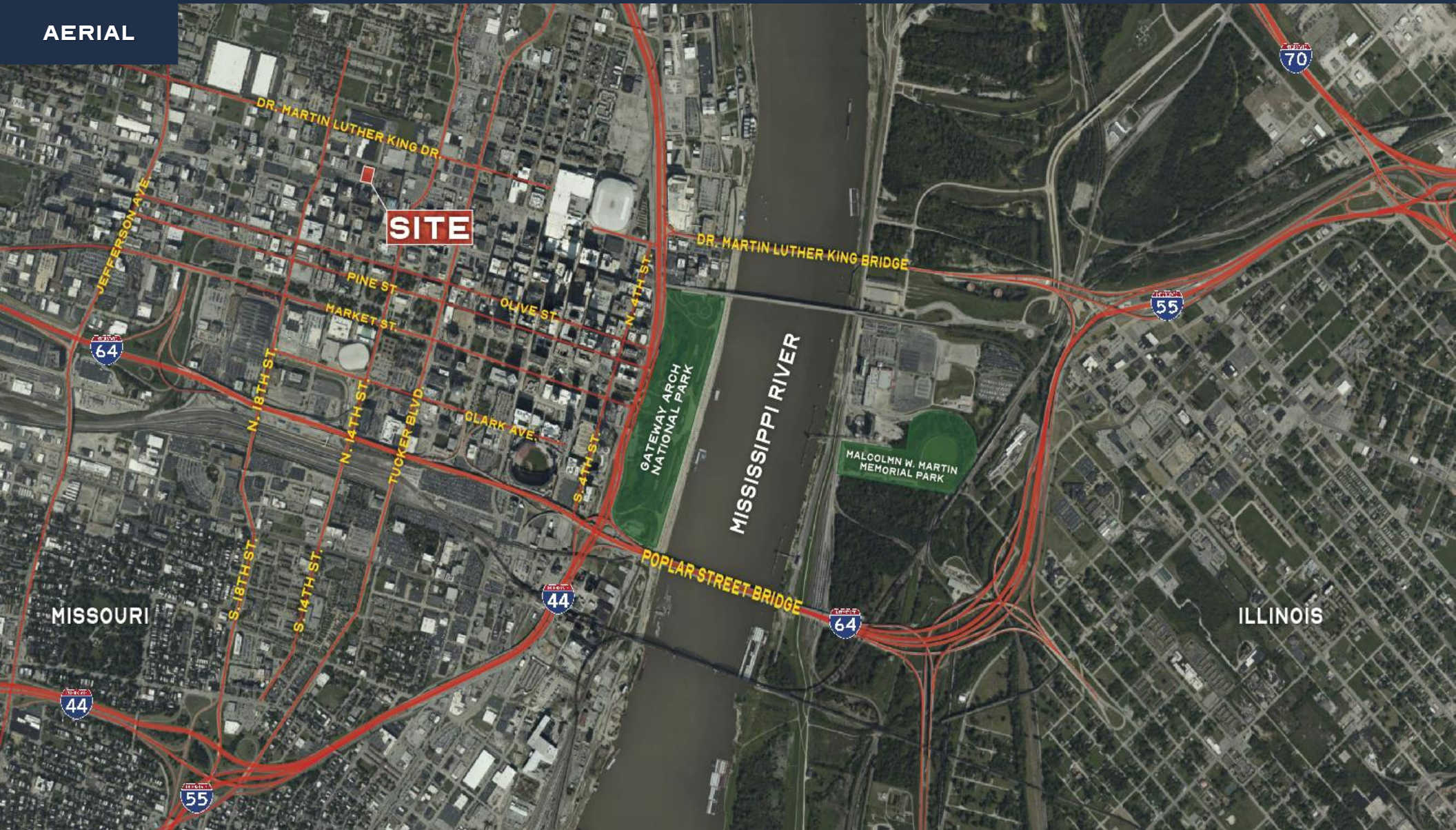
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AERIAL



SITE

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