

**SOUTH KINGSHIGHWAY  
OFFICE SPACE**



SCAN HERE!



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

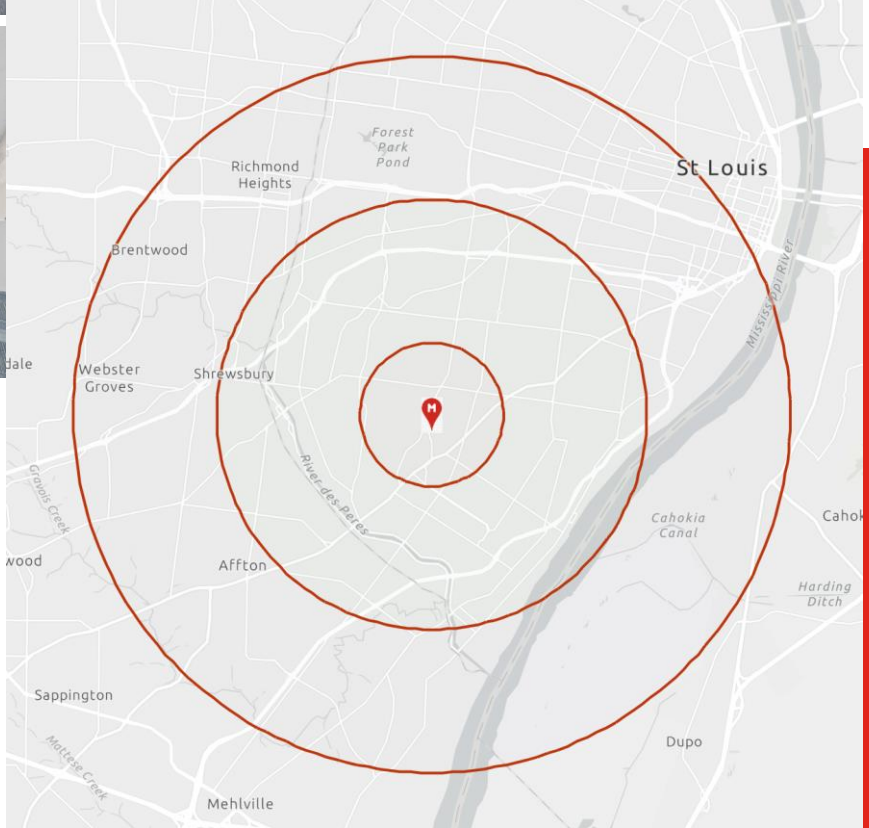
**4626 S. KINGSHIGHWAY BLVD.  
ST. LOUIS, MO 63109  
3,200 S.F. | \$11.00/S.F. M.G.**

**FOR LEASE**

**PROPERTY INFORMATION**



| DEMOGRAPHICS      |  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|--|----------|----------|----------|
| POPULATION        |  | 26,809   | 167,042  | 343,375  |
| HOUSEHOLDS        |  | 13,662   | 79,996   | 162,928  |
| AVERAGE HH INCOME |  | \$73,952 | \$80,635 | \$90,130 |



- 3,200 S.F. OF OFFICE SPACE LOCATED OFF S. KINGSHIGHWAY IN THE BEVO MILL NEIGHBORHOOD
- LOCATED IN A RETAIL CENTER WITH PRIVATE ACCESS
- INCLUDES 2 LARGE OPEN WORK AREAS, KITCHENETTE, 2 MULTI-STALL ADA RESTROOMS, AND 1 (ONE) ADDITIONAL SINGLE-STALL ADA RESTROOM
- IDEAL FOR A CALL CENTER OR SIMILAR USE

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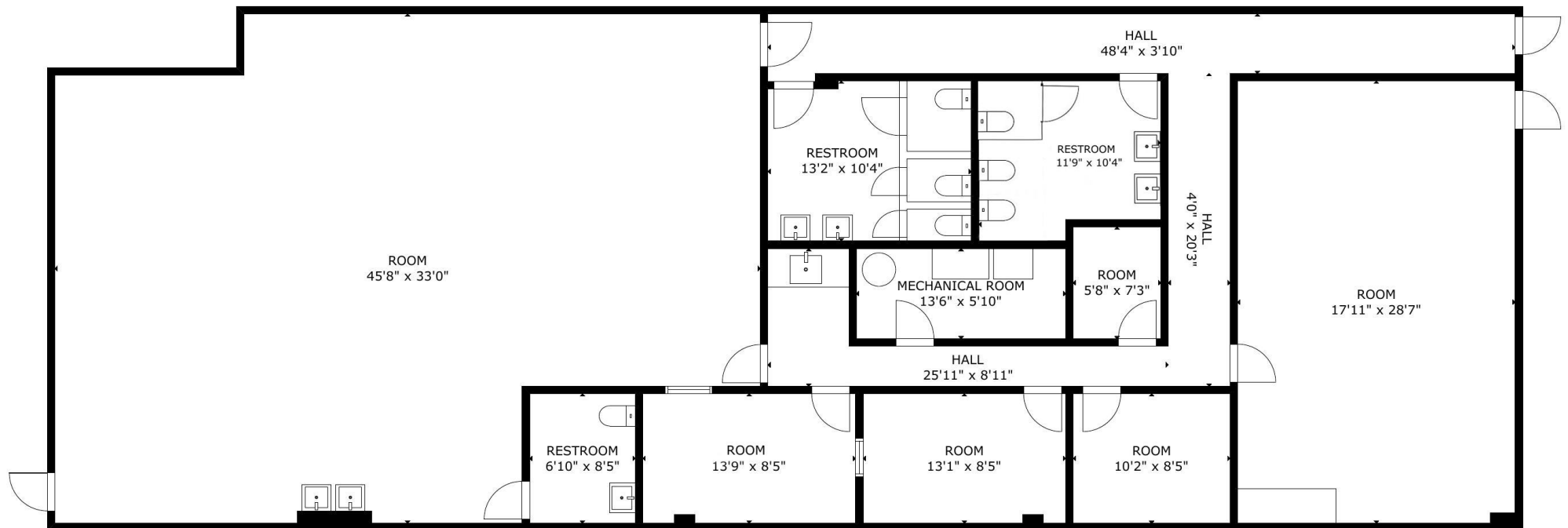
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**FLOOR PLAN**



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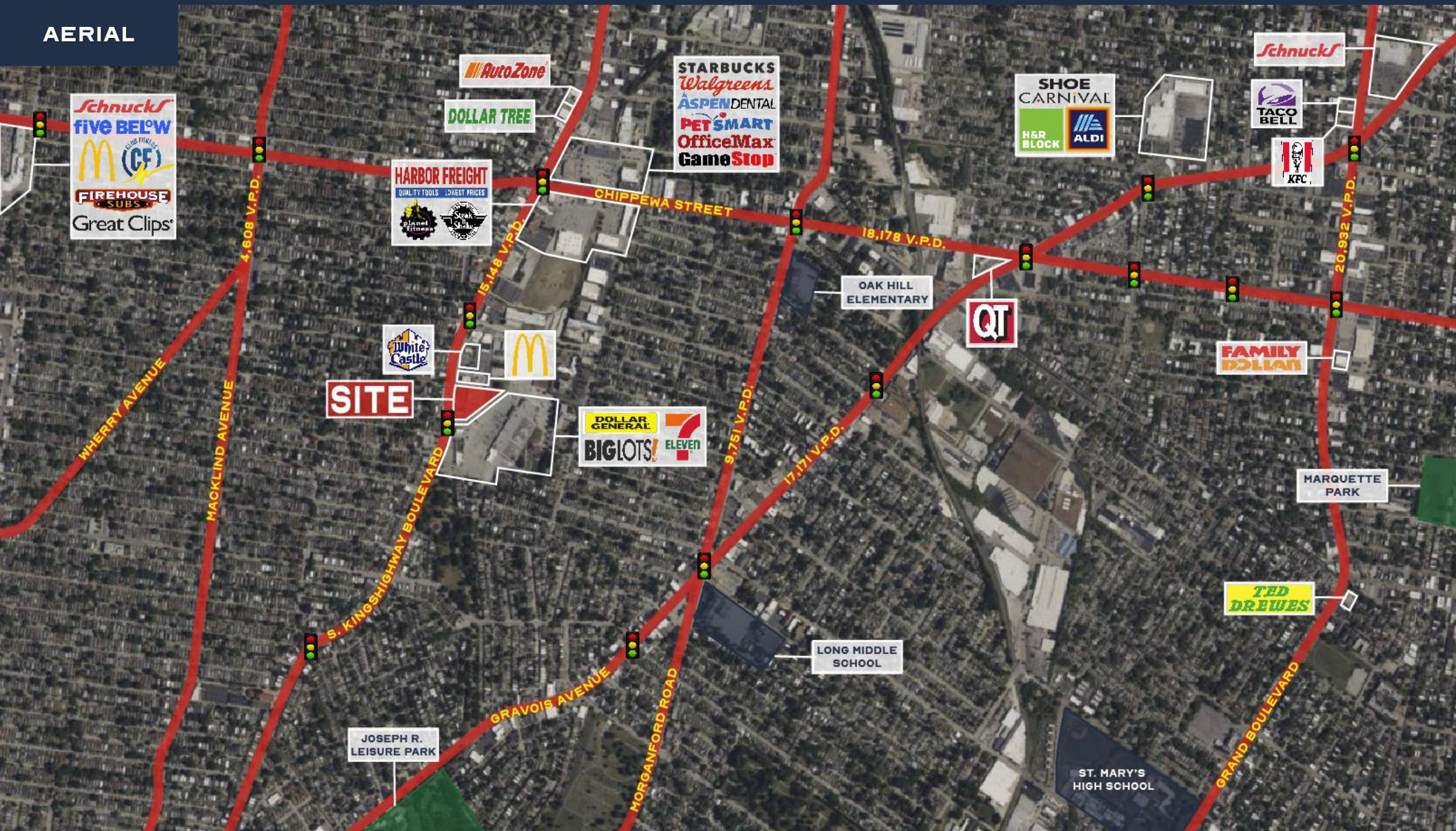
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AERIAL



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