



**LUDWIG BUILDING
DOWNTOWN OFFICE
AND RETAIL**

SCAN HERE!



CALEB ANTHONIS

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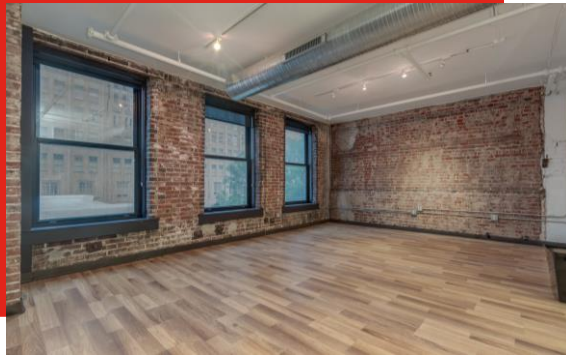
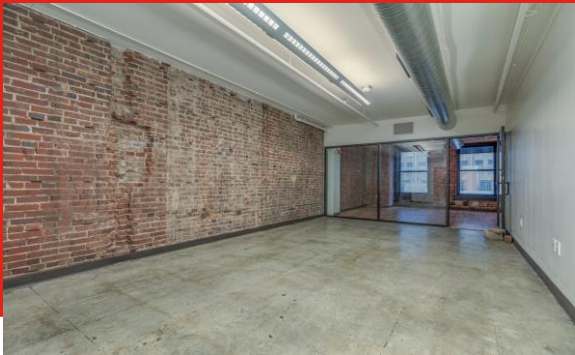
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1006 OLIVE STREET
ST. LOUIS, MO 63101
837-3,110 S.F. | \$12.50/S.F.

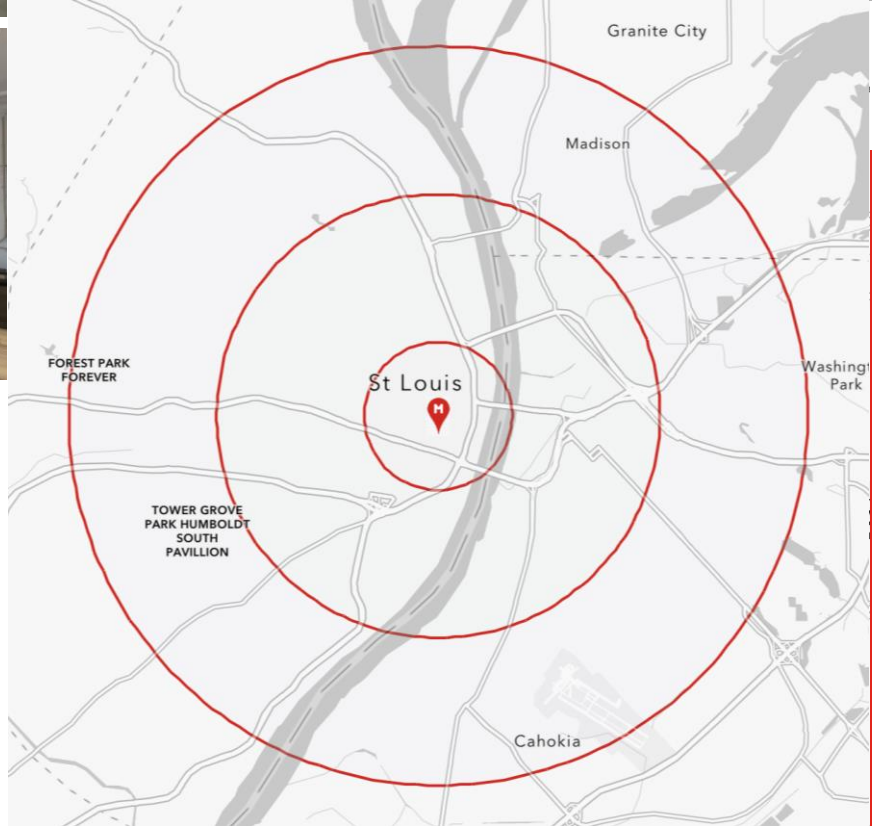
FOR LEASE

PROPERTY INFORMATION



- **LOCATED IN DOWNTOWN STL'S CBD, THE LUDWIG BUILDING OFFERS TENANT READY OFFICE AND RETAIL SPACE.**
- **OFFICE SPACE FROM 837-2,696 S.F. WITH OPEN LAYOUTS AND MODERN FINISHES.**
- **SUITE 101 FEATURES 3,110 FT. OF RETAIL SPACE WITH EXPOSED BRICK, WOOD FLOORS, A MEZZANINE AND LOADING ACCESS TO THE ALLEY.**
- **PLENTIFUL NEARBY GARAGE PARKING OPTIONS WITH MONTHLY AND HOURLY PASSES AVAILABLE.**
- **IDEAL FOR A RETAIL SHOP OR CREATIVE OFFICES, NEAR ATTRACTIONS AND TRANSPORTATION HUBS IN DOWNTOWN.**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		16,581	81,121	214,261
HOUSEHOLDS		9,580	39,925	103,436
AVERAGE HH INCOME		\$84,105	\$82,355	\$79,050



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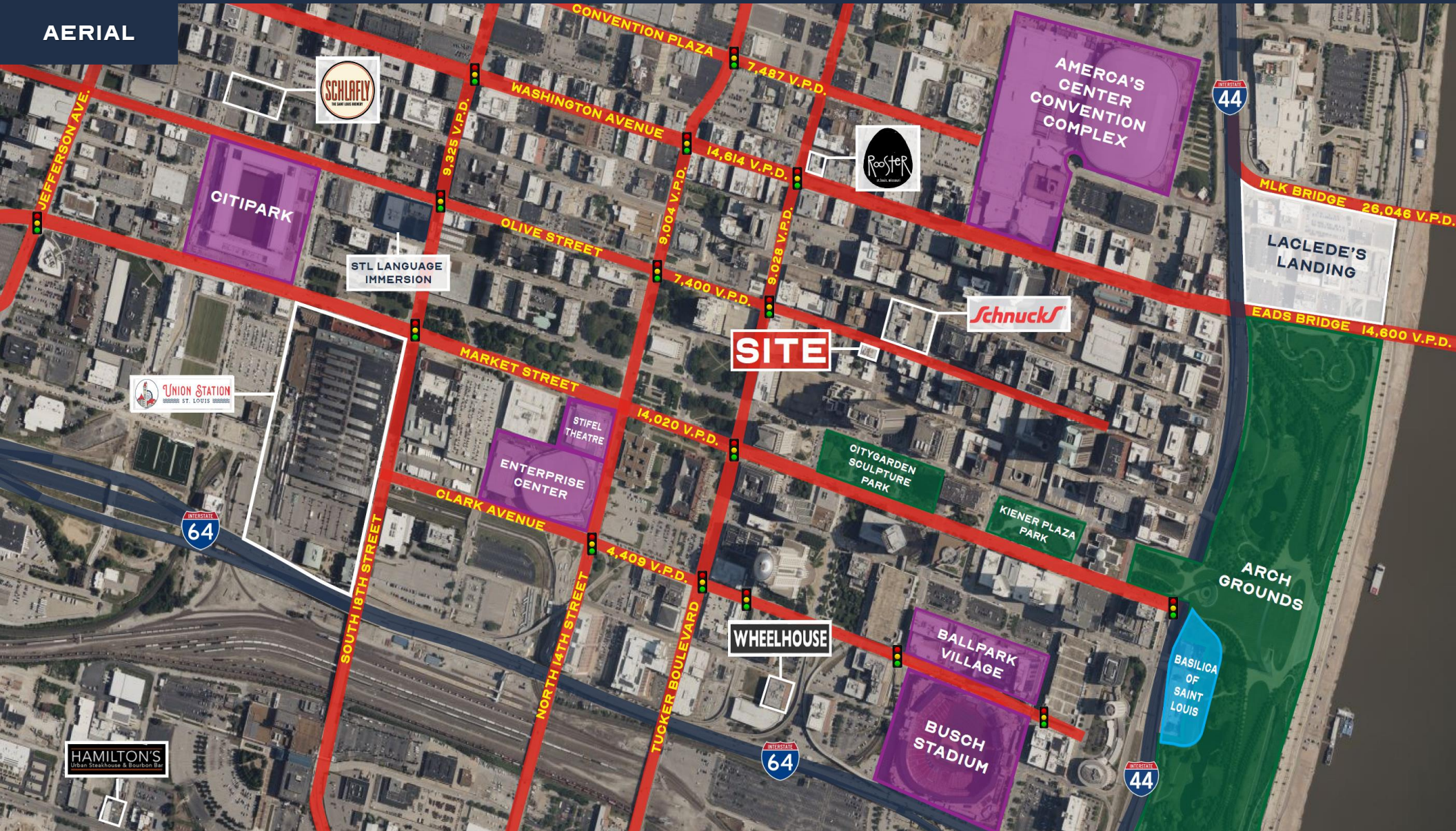


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