



**PRIME MIDTOWN
OFFICE SPACE**

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

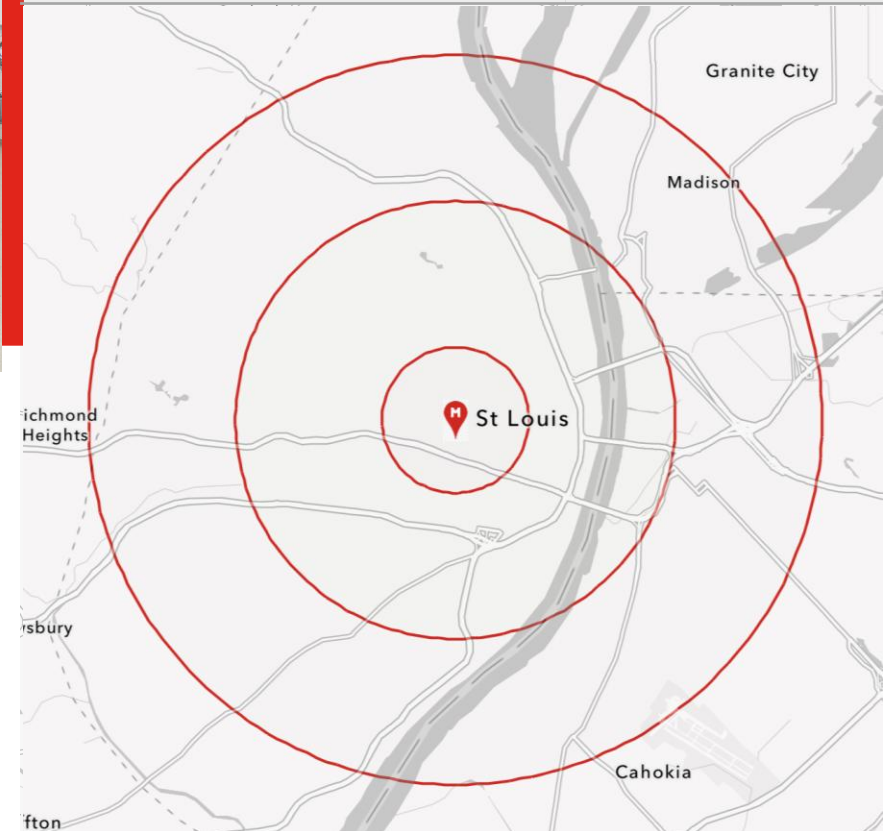
**2745 LOCUST STREET
ST. LOUIS, MO 63103
8,900 S.F. | \$18.00/S.F. M.G.**

PROPERTY INFORMATION



- THIS AWARD-WINNING HISTORIC OFFICE SPACE BLENDS MODERN SOPHISTICATION WITH EXPOSED BRICK, HIGH CEILINGS, AND CONTEMPORARY FINISHES.
- THE TURN-KEY 8,900 S.F. LAYOUT INCLUDES PRIVATE OFFICES, LOUNGE AREAS, A DESIGNER KITCHEN, AND SPACE FOR 10-35 WORKSTATIONS.
- LOCATED ON A HIGH-VISIBILITY CORNER IN ST. LOUISIS' DESIGN DISTRICT, THIS OFFICE OFFERS PRIME EXPOSURE AND EASY HIGHWAY ACCESS.
- SECURITY AND CONVENIENCE INCLUDE FENCED PARKING, MONITORED ENTRY, AIPHONE ACCESS, AND A PROFESSIONAL FIRST-FLOOR RECEPTION.
- FULLY EQUIPPED WITH 500 MBPS INTERNET, AT&T FIBER, CAT 5 WIRING, A WIRED SOUND SYSTEM, AND INDUSTRIAL-STRENGTH 220 AMP SERVICE.
- **MORE PHOTOS HERE [HTTPS://WWW.2745LOCUST.COM/](https://www.2745locust.com/)**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,531	119,257	258,186
HOUSEHOLDS		6,782	60,177	126,107
AVERAGE HH INCOME		\$56,330	\$89,218	\$82,095



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PHOTOS



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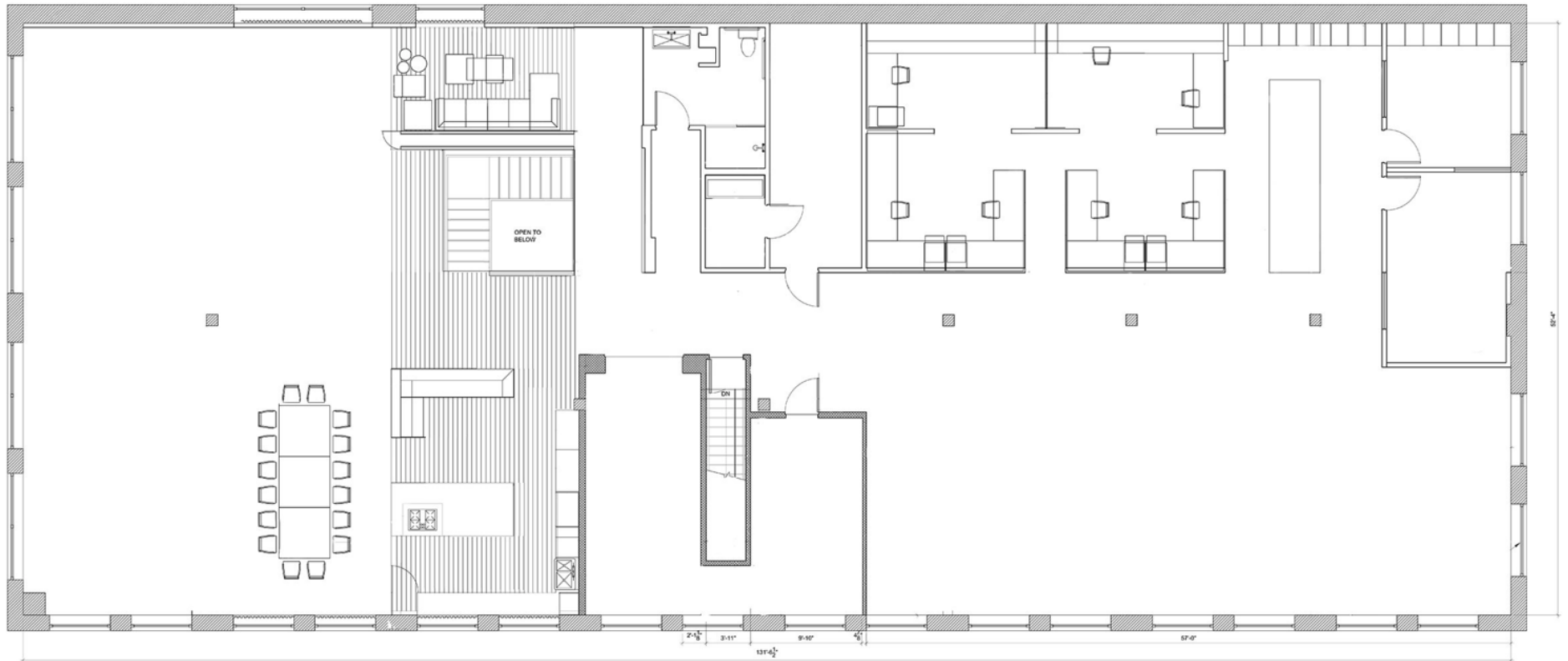
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FLOOR PLAN



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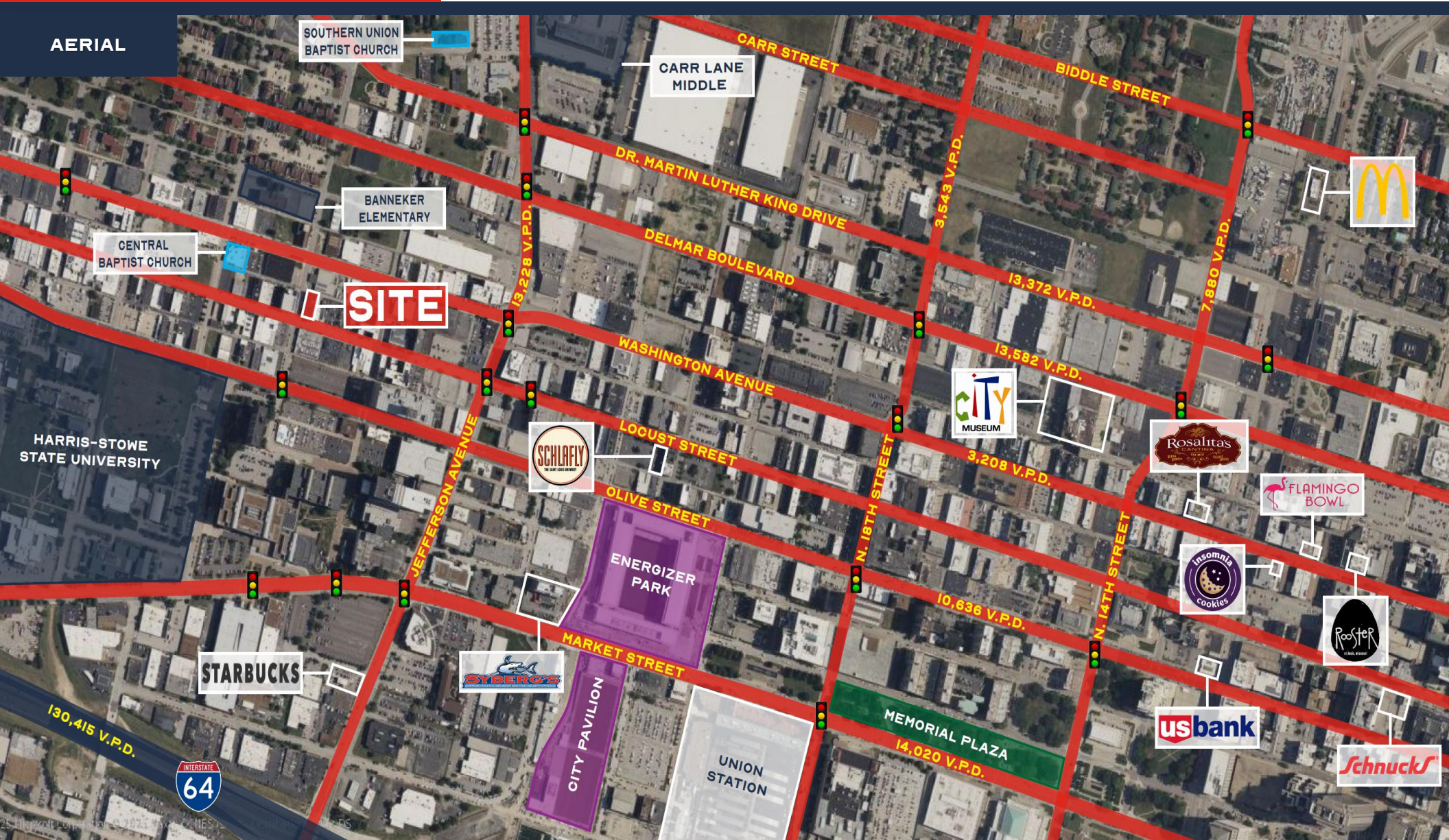
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