



**SOUTH COUNTY OFFICE SUITES FOR LEASE**

SCAN HERE!



**CALEB ANTHONIS**

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

**JACK JUNKER**

Phone: 314.647.6611 ext. 132  
[JackJ@ManorRealEstate.com](mailto:JackJ@ManorRealEstate.com)

**4167 & 4171 CRESCENT DRIVE  
ST. LOUIS, MO 63129  
1,500 — 2,500 S.F. | \$15-17.00/S.F. M.G.**

### PROPERTY INFORMATION



- 1,500-2,500 SQ. FT. OF VERSATILE OFFICE SPACE READY FOR IMMEDIATE OCCUPANCY
- IDEALLY LOCATED RIGHT OFF LINDBERGH AT THE I-55 AND I-270 CORRIDOR
- BOTH BUILDINGS ADA ACCESSIBLE
- IDEAL FOR CREATIVE, PROFESSIONAL, AND SMALL BUSINESS USE
- PLENTIFUL PARKING ON SITE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,788	94,741	200,626
HOUSEHOLDS	4,984	41,568	87,644
AVERAGE HH INCOME	\$89,338	\$103,369	\$106,576



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**SITE PLAN**



**4171 CRESCENT**

SUITE	SIZE
1 <sup>ST</sup> FLOOR	800 - 2,000 S.F.
2 <sup>ND</sup> FLOOR	1,200 - 2,557 S.F.

**4167 CRESCENT**

SUITE	SIZE
1 <sup>ST</sup> FLOOR	600 - 1,600 S.F.
2 <sup>ND</sup> FLOOR	1,684 S.F.

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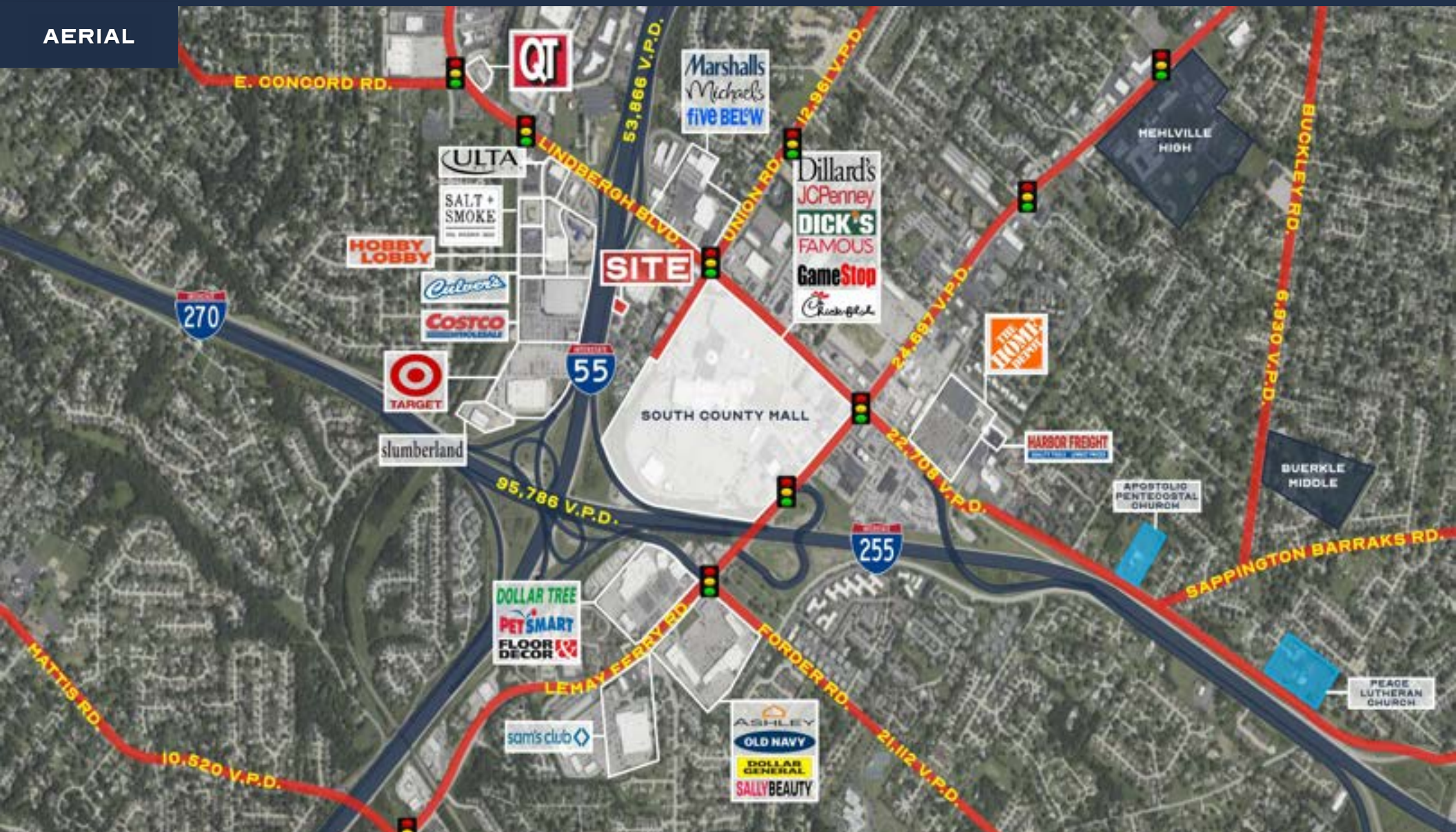
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AERIAL



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