



**SOUTH COUNTY MEDICAL
OFFICE SPACE FOR LEASE**

SCAN HERE!



Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Jack Junker

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

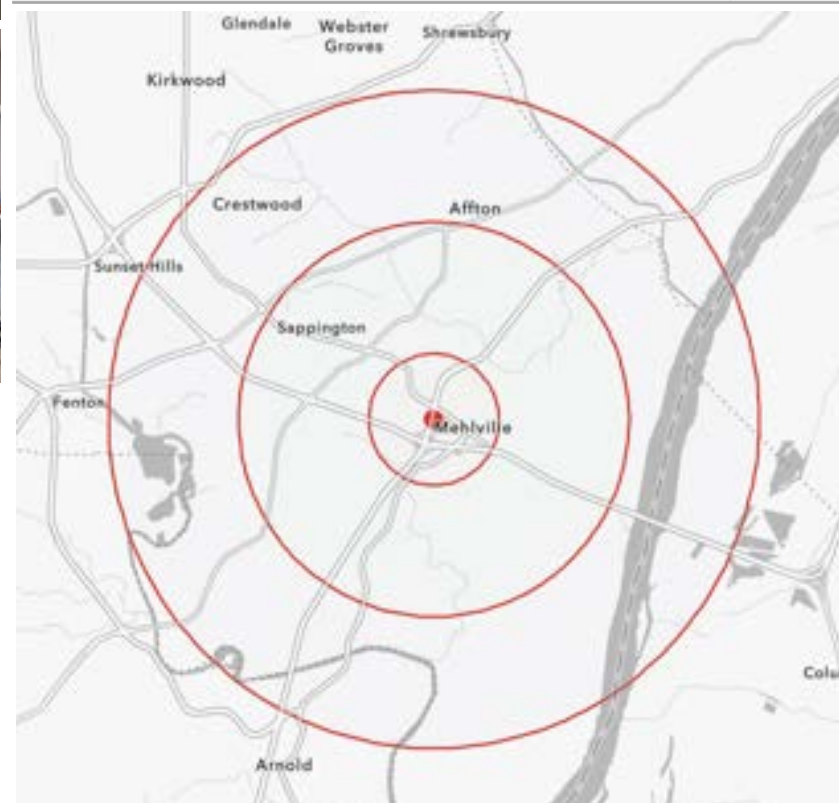
**4173-4193 CRESCENT DRIVE
ST. LOUIS, MO 63129
600-1,300 S.F. | \$12.00/S.F. M.G.**

PROPERTY INFORMATION



- 600-1,300 SQ. FT. OF MOVE-IN READY 2ND FLOOR OFFICE SPACE
- IDEALLY LOCATED RIGHT OFF LINDBERGH AT THE I-55 AND I-270 CORRIDOR
- PERFECT FOR CREATIVE, PROFESSIONAL, AND MEDICAL USE
- ABUNDANT PARKING ON SITE
- 1,300 S.F. TURNKEY MEDICAL SPACE AVAILABLE
- ADA COMPLIANT, 2 BATHROOMS AND 3 PRIVATE OFFICE SUITES

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,588	94,335	199,822
HOUSEHOLDS		4,923	41,435	87,656
AVERAGE HH INCOME		\$95,831	\$109,009	\$113,379



SCAN HERE!



Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Jack Junker

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

4173-4193 CRESCENT DRIVE
ST. LOUIS, MO 63129
600-1,300 S.F. | \$12.00/S.F.M.G.

SITE



SCAN HERE!



Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Jack Junker

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

4173-4193 CRESCENT DRIVE
ST. LOUIS, MO 63129
600-I,300 S.F. | \$12.00/S.F.M.G.

AERIAL



SCAN HERE!



Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Jack Junker

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

4173-4193 CRESCENT DRIVE
ST. LOUIS, MO 63129
600-I,300 S.F. | \$12.00/S.F.M.G.