



**SOUTH COUNTY OFFICE  
SPACE FOR LEASE**

SCAN HERE!



**Caleb Anthonis**

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**Jack Junker**




Phone: 314.647.6611 ext. 132  
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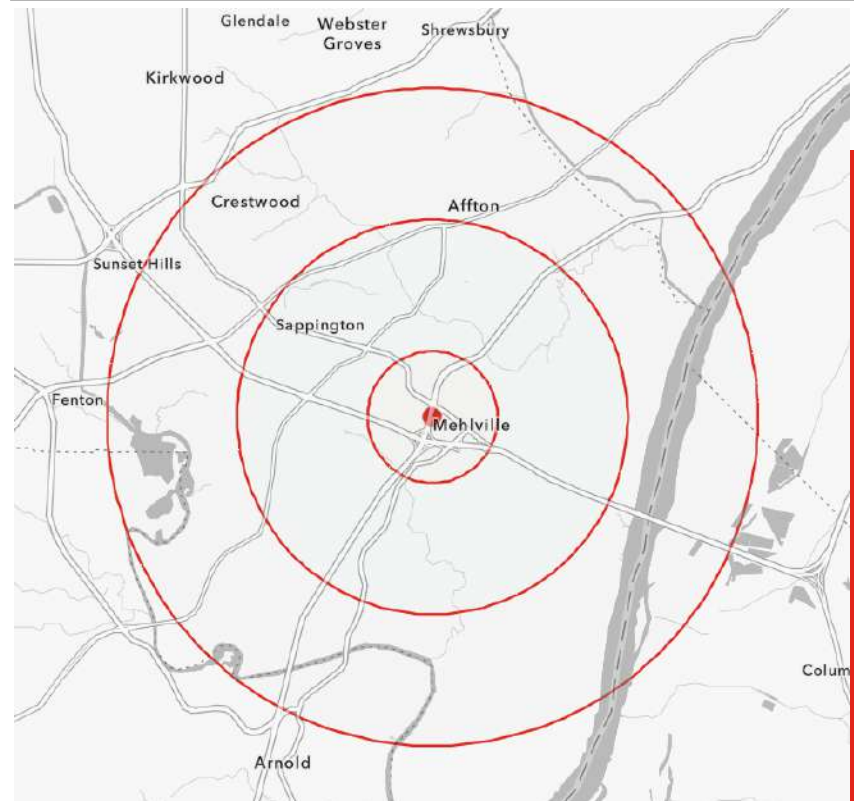
**4173-4193 CRESCENT DRIVE  
ST. LOUIS, MO 63129  
850-2,235 S.F. | \$12.00/S.F. M.G.**

### PROPERTY INFORMATION



- 850-2,235 SQ. FT. OF MOVE-IN READY 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
- 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 |



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### SITE



### 4191 CRESCENT

SUITE

SIZE

4191-C

1,385 S.F.

### 4187 CRESCENT

SUITE

SIZE

4187-C

850 S.F.

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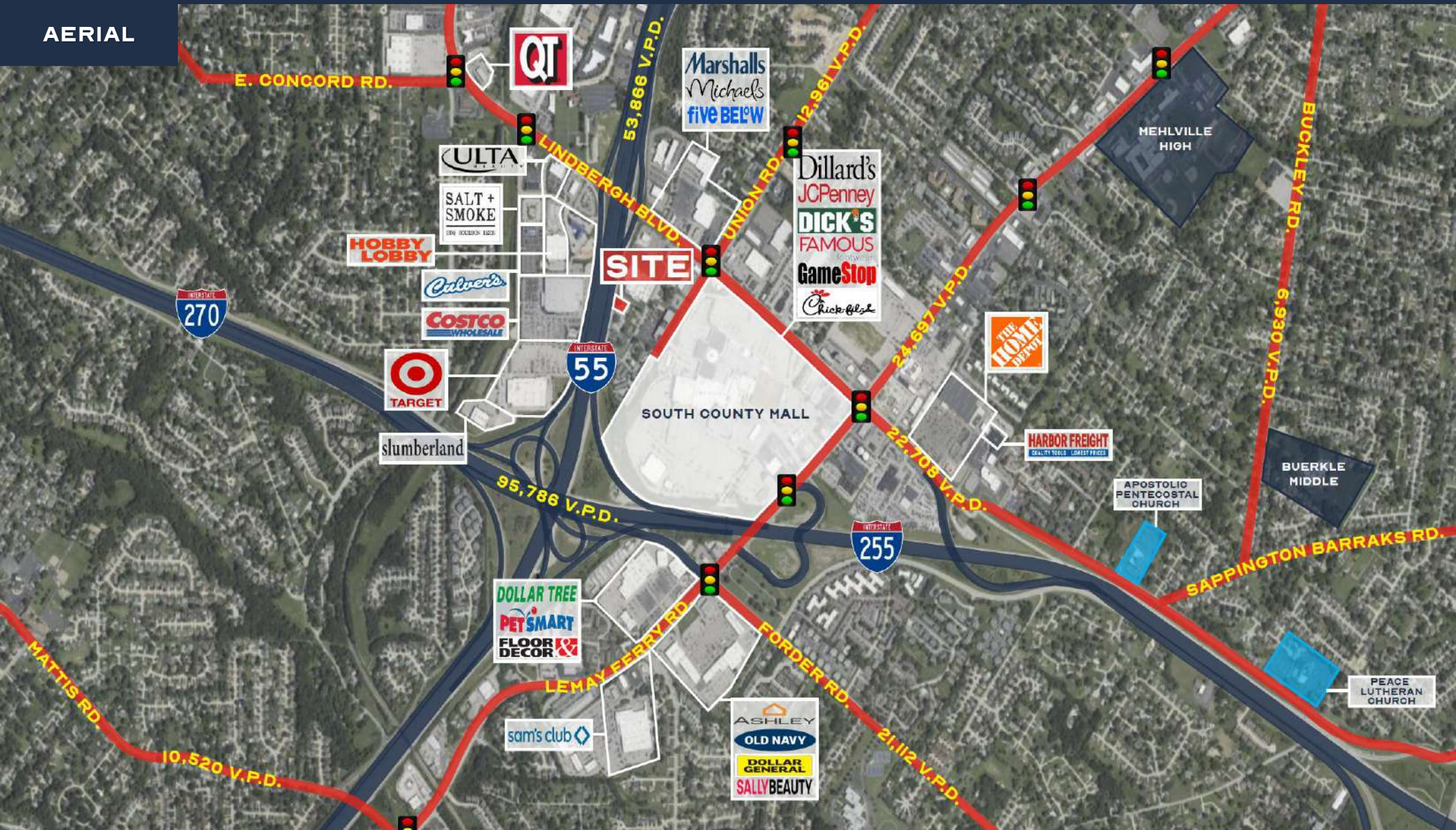
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AERIAL



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