MANOR REAL ESTATE

**FOR SUBLEASE**

# DOWNTOWN TURN-KEY EDUCATIONAL SPACE




**JACK JUNKER**
Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**BEN CHERRY, CCIM**
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**CALEB ANTHONIS**
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**DILLON FLYNN**
Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com


**ARCADE BUILDING**
**812 OLIVE STREET**
**ST. LOUIS, MO 63101**

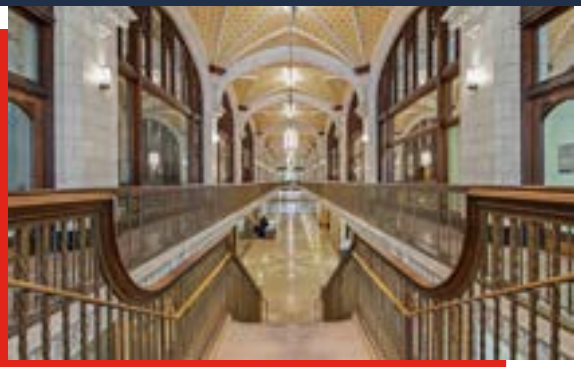
**18,000-54,507 S.F. | $10.00/S.F. F.S.G.**

MANOR REAL ESTATE

# FOR SUBLEASE

## PROPERTY INFORMATION

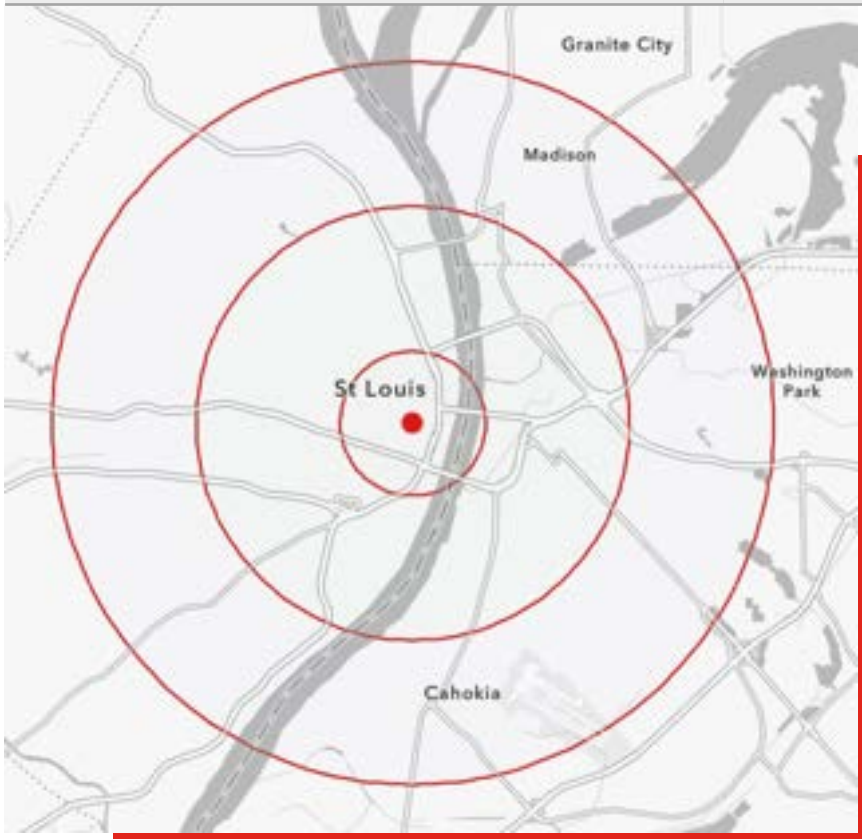








| DEMOGRAPHICS | | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|---|
| POPULATION | | 14,477 | 73,044 | 199,228 |
| HOUSEHOLDS | | 8,862 | 37,252 | 99,858 |
| AVERAGE HH INCOME | | $85,516 | $82,794 | $83,805 |




- 54,507 S.F. FIRST, MEZZANINE AND SECOND FLOORS
- MIXTURE OF CLASSROOMS OF VARYING SIZES, PRIVATE OFFICE SPACES, CONFERENCE ROOMS AND RETAIL SPACES
- AUDITORIUM WITH 160-PERSON SEATING
- GALLERY SPACE WITH OLIVE STREET MAIN LEVEL FRONTAGE
- 40 PRIVATE UNDERGROUND PARKING SPACES
- SECURED TENANT ACCESS CAPABILITIES
- LEASE TERM EXPIRES OCTOBER 31ST, 2035


**JACK JUNKER**
Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**BEN CHERRY, CCIM**
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**CALEB ANTHONIS**
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**DILLON FLYNN**
Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

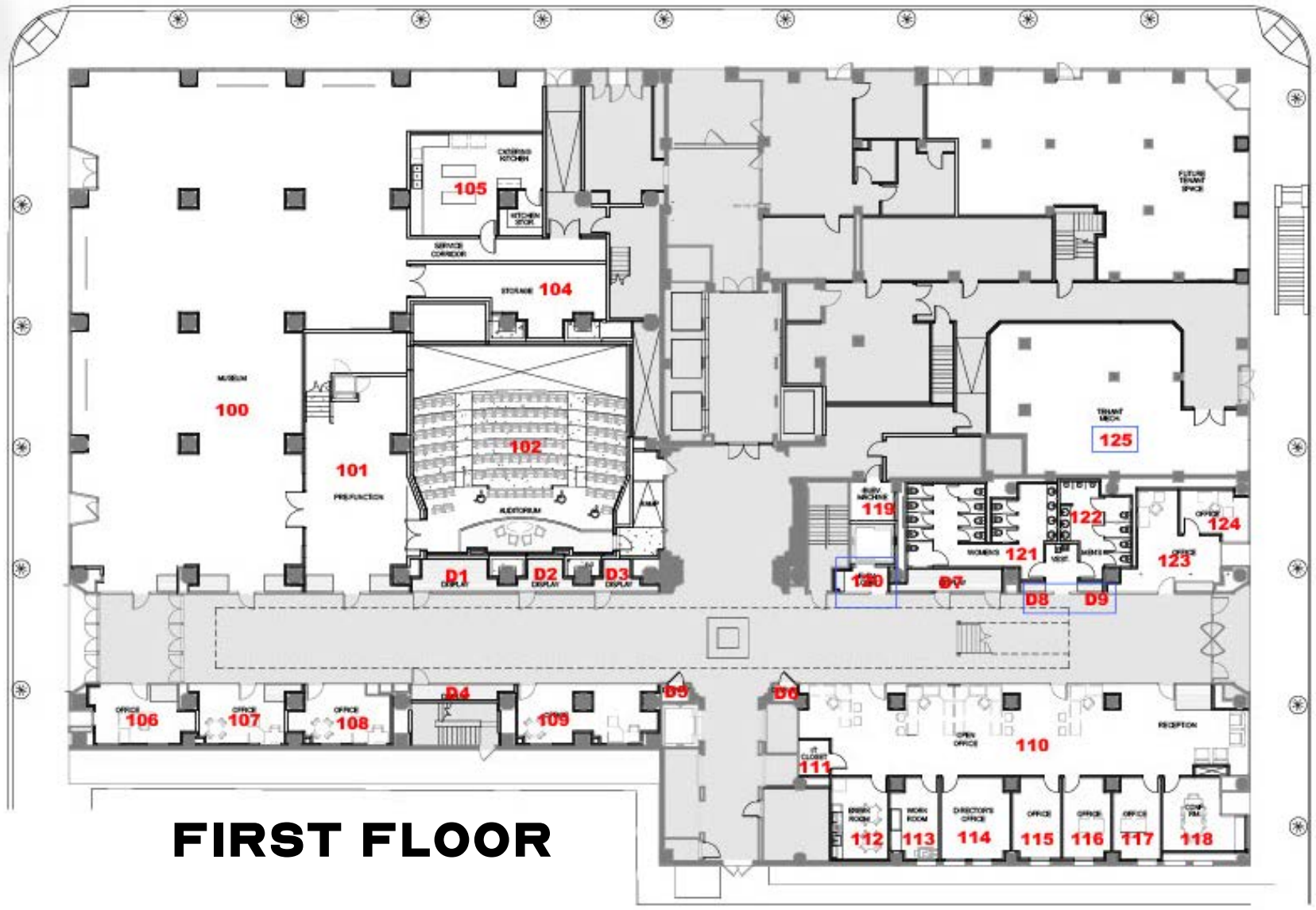

**ARCADE BUILDING**
**812 OLIVE STREET**
**ST. LOUIS, MO 63101**

**18,000-54,507 S.F. | $10.00/S.F. F.S.G.**

MANOR REAL ESTATE

**FOR SUBLEASE**

## AERIAL




# FIRST FLOOR


**JACK JUNKER**
Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**BEN CHERRY, CCIM**
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**CALEB ANTHONIS**
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**DILLON FLYNN**
Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

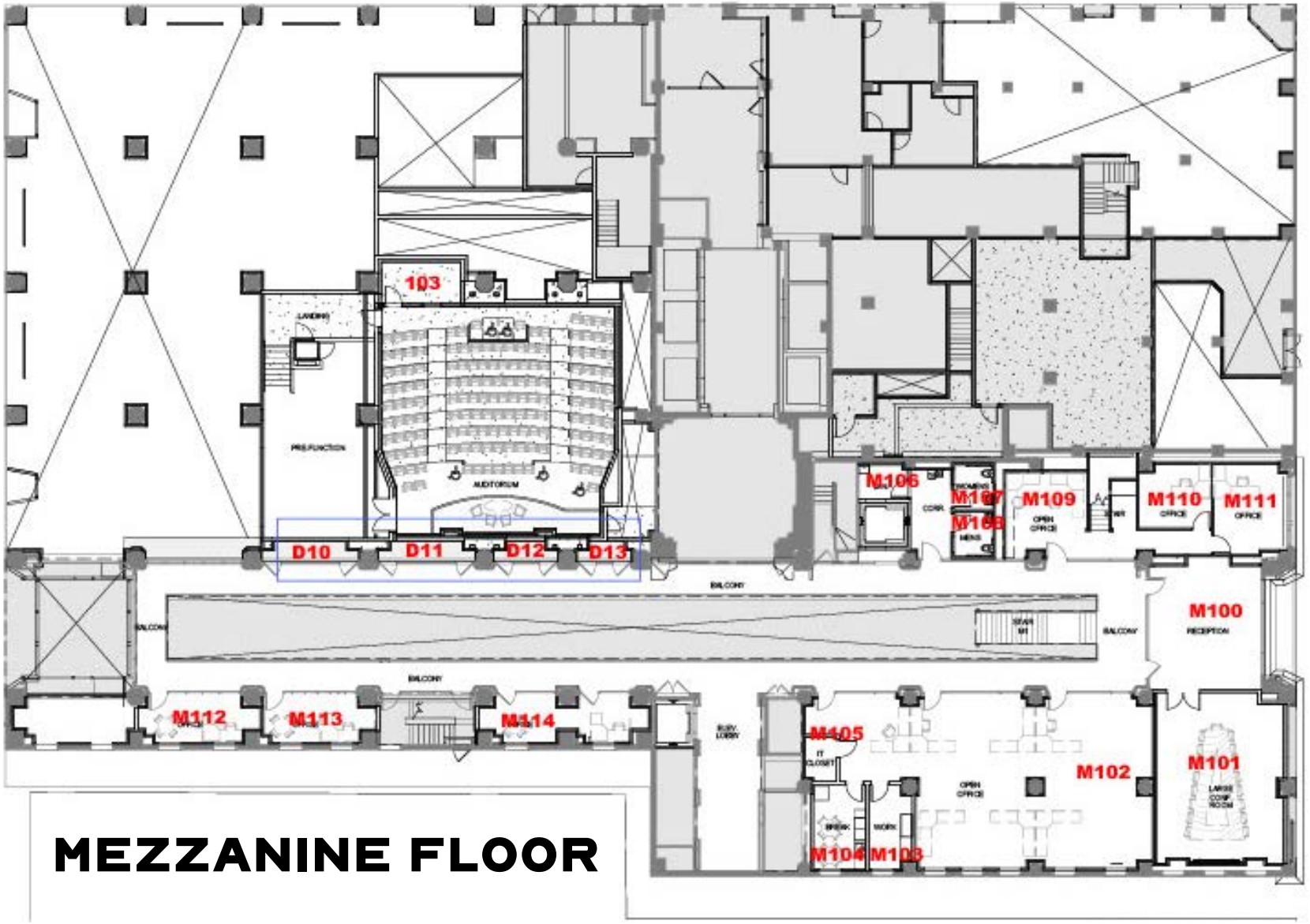

**ARCADE BUILDING**
**812 OLIVE STREET**
**ST. LOUIS, MO 63101**

**18,000-54,507 S.F. | $10.00/S.F. F.S.G.**

MANOR REAL ESTATE

**FOR SUBLEASE**

## AERIAL




# MEZZANINE FLOOR


**JACK JUNKER**
Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**BEN CHERRY, CCIM**
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**CALEB ANTHONIS**
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**DILLON FLYNN**
Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

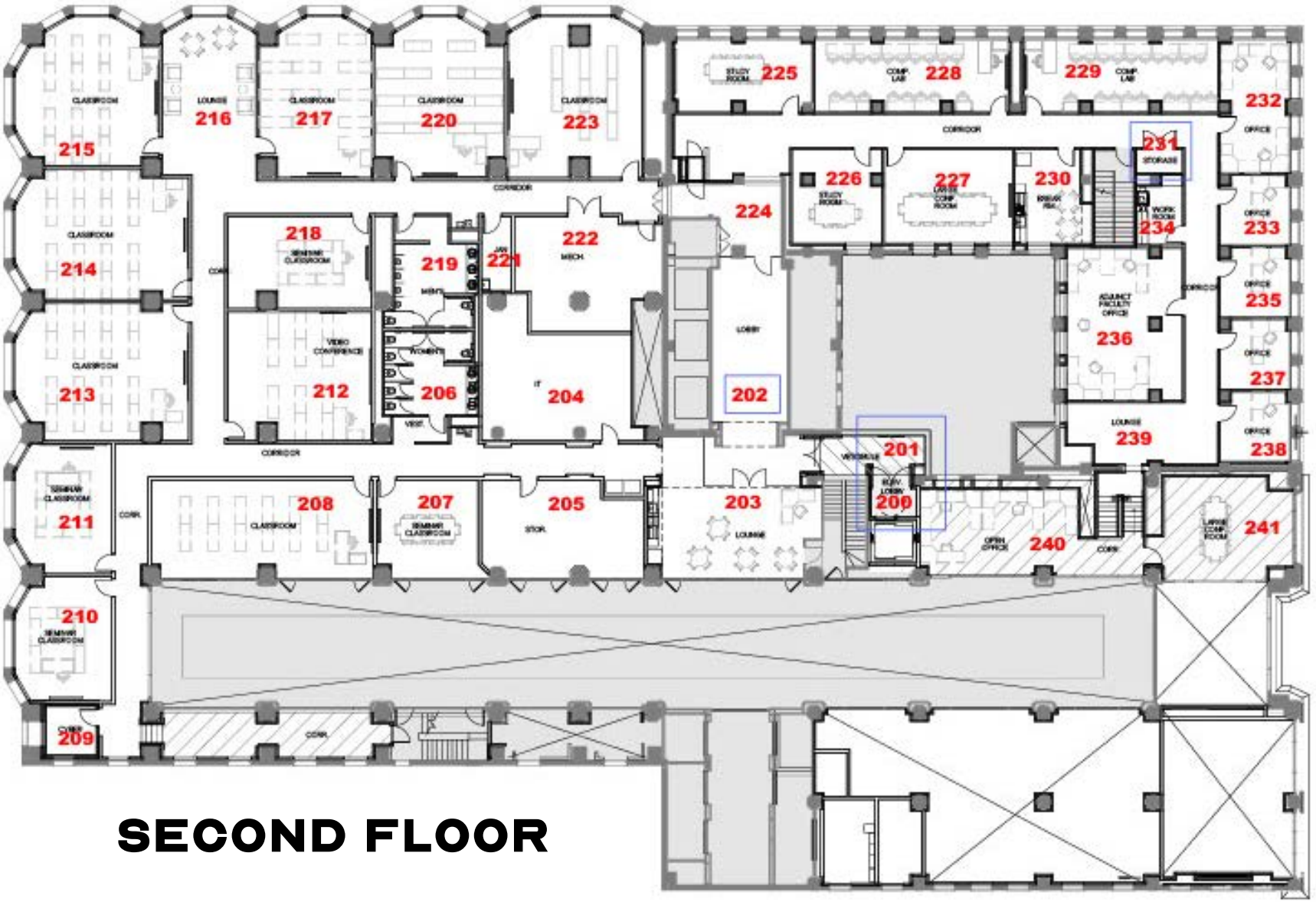

**ARCADE BUILDING**
**812 OLIVE STREET**
**ST. LOUIS, MO 63101**

**18,000-54,507 S.F. | $10.00/S.F. F.S.G.**

MANOR REAL ESTATE

**FOR SUBLEASE**

## AERIAL




# SECOND FLOOR


**JACK JUNKER**
Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**BEN CHERRY, CCIM**
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**CALEB ANTHONIS**
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**DILLON FLYNN**
Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com


**ARCADE BUILDING**
**812 OLIVE STREET**
**ST. LOUIS, MO 63101**

**18,000-54,507 S.F. | $10.00/S.F. F.S.G.**

MANOR REAL ESTATE

# FOR SUBLEASE

## AERIAL





**JACK JUNKER**
Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**BEN CHERRY, CCIM**
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**CALEB ANTHONIS**
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**DILLON FLYNN**
Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com


**ARCADE BUILDING**
**812 OLIVE STREET**
**ST. LOUIS, MO 63101**

**18,000-54,507 S.F. | $10.00/S.F. F.S.G.**


Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.