

PRIME DOWNTOWN STL OFFICE SUITES



JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

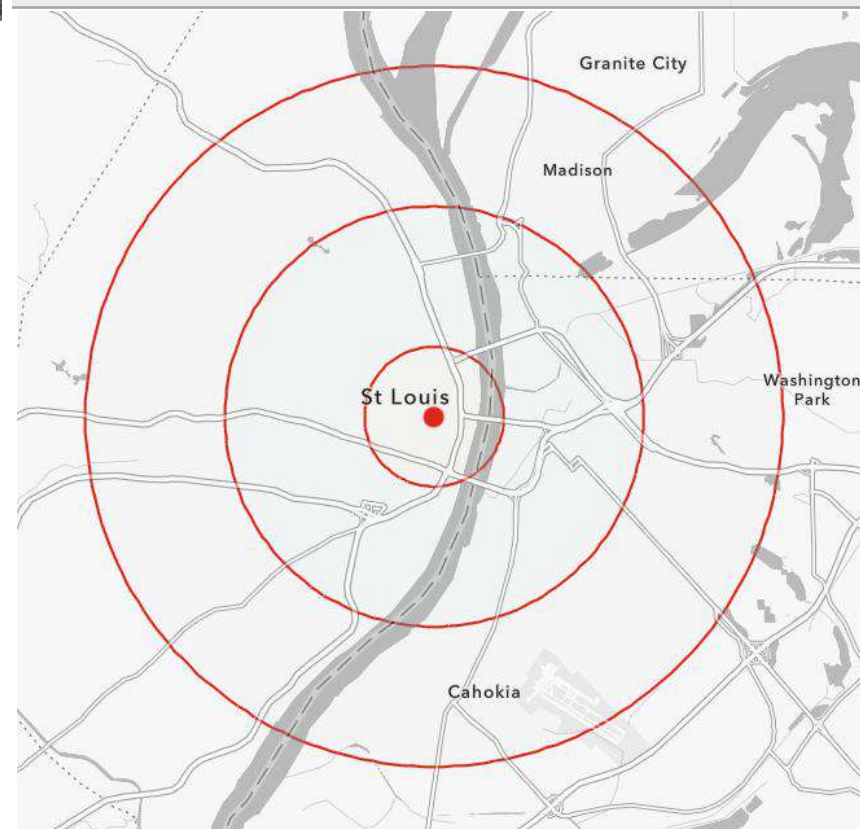
**LAMMERT BUILDING
911 WASHINGTON AVENUE
ST. LOUIS, MO 63101
800-2,500 S.F. | \$14.50/S.F. F.S.G.**

PROPERTY INFORMATION



- 800-2,500 SF SUITES AVAILABLE
- SCALABLE OPTIONS TO GROW WITH YOUR TEAM
- COMPLIMENTARY COFFEE AND TEA AND DAILY HAPPY HOUR FOR BUILDING TENANTS
- ON-SITE CONFERENCE ROOMS & TRAINING ROOM
- VENDING MACHINES & BREAK AREAS
- VIBRANT COMMUNITY ATMOSPHERE WITH WEEKLY EVENTS AND PROGRAMMING

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		15,108	73,620	197,722
HOUSEHOLDS		9,188	38,133	100,587
AVERAGE HH INCOME		\$83,988	\$83,130	\$85,298



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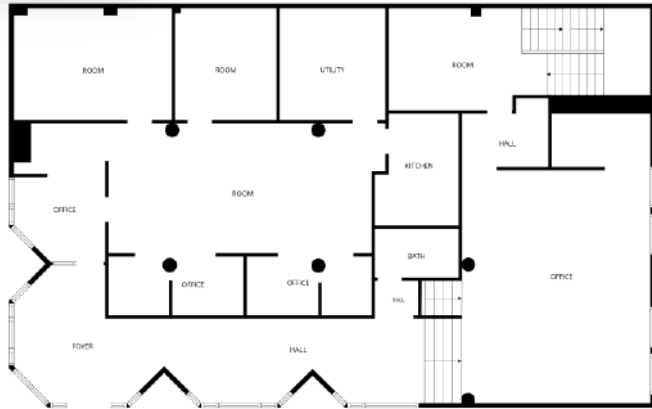
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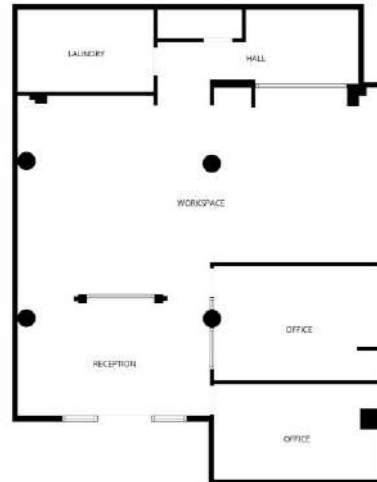
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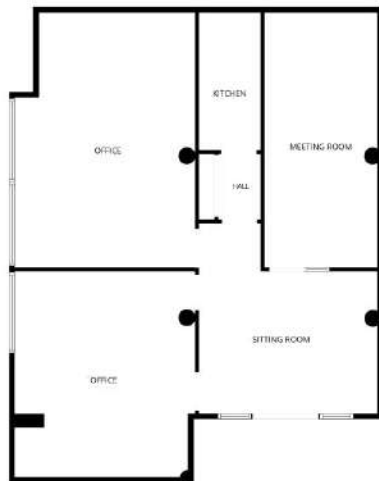
FLOOR PLANS



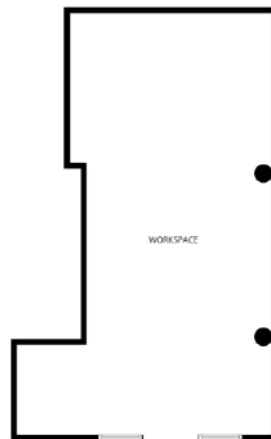
SUITE 170



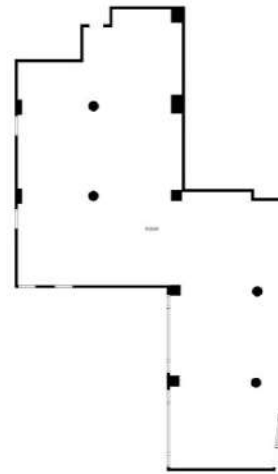
SUITE 200



SUITE 203



SUITE 210



SUITE 312

SUITES

SUITE	SIZE	TENANT
170	2,899 S.F.	AVAILABLE
200	1,421 S.F.	AVAILABLE
203	1,473 S.F.	AVAILABLE
210	821 S.F.	AVAILABLE
312	2,586 S.F.	AVAILABLE

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AERIAL

WASHINGTON AVE.
LOCUST ST.
OLIVE ST.
CHESTNUT ST.
MARKET ST.
CLARK AVE.
SPRUCE ST.

CITYPARK
S. 20TH ST.
S. 18TH ST.
N. 14TH ST.
TUCKER BLVD.

UNION STATION
ENTERPRISE CENTER
STIFEL THEATRE
CITYGARDEN SCULPTURE PARK
KIENER PLAZA PARK
BALLPARK VILLAGE
BUSCH STADIUM

Rooster
SITE
AMERICA'S CENTER CONVENTION COMPLEX
Schnucks CVS pharmacy
CHRIS' COFFEES
PHAROAH'S DONUTS
TOP NOTCH
BASILICA OF SAINT LOUIS

14,614 V.P.D.
2,680 V.P.D.
7,400 V.P.D.
3,850 V.P.D.
14,020 V.P.D.
6,193 V.P.D.
7,740 V.P.D.

26,650 V.P.D.
14,600 V.P.D.

MLK BRG.
EADS BRG.

LACLEDE'S LANDING
ARCH GROUNDS

INTERSTATE 44
INTERSTATE 64

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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.