



**CWE CREATIVE OFFICE  
OPPORTUNITY**

**CALEB ANTHONIS**

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**BEN CHERRY, CCIM**

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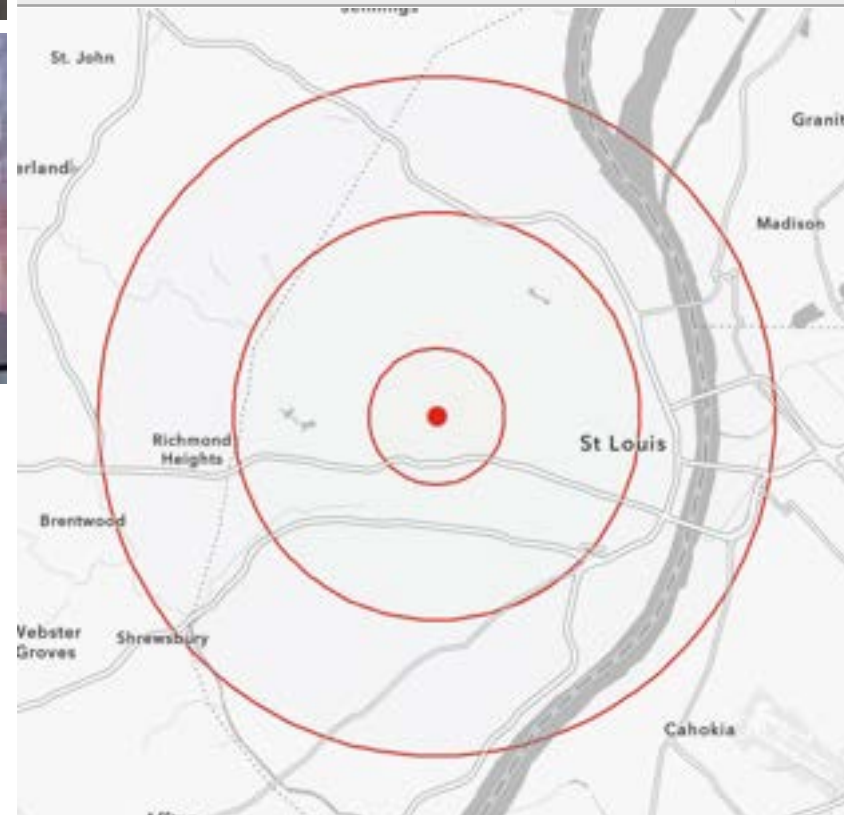
**4331 LINDELL BOULEVARD  
ST. LOUIS, MO 63108  
13,000 S.F. | \$995,000 (\$76.54/S.F.)**

### PROPERTY INFORMATION



- 13,000 SF FREESTANDING OFFICE BUILDING ON A 0.49-ACRE SITE IN THE CENTRAL WEST END
- THREE STORIES WITH ATRIUM LOBBY AND ELEVATOR SERVED TO ALL FLOORS
- 28 ON-SITE PARKING SPACES (2.15 SPACES PER 1,000 SF)
- BUILT 1935; COSTAR CLASS B; SINGLE-TENANCY OFFICE/FLEX BUILD-OUT
- PROXIMATE TO BJC HEALTHCARE, CORTEX INNOVATION DISTRICT, SLU, AND WASHU MEDICAL CAMPUS
- ZONED E (MULTIPLE-FAMILY RESIDENTIAL); CONFIRM PERMITTED USE FOR BUYER'S INTENDED USE
- \$275,000 IN INSTANT EQUITY (APPRAISED AT \$1,270,000)
- POTENTIAL MULTI-FAMILY CONVERSION

| DEMOGRAPHICS      |  | 1 MILE    | 3 MILES  | 5 MILES  |
|-------------------|--|-----------|----------|----------|
| POPULATION        |  | 25,200    | 136,378  | 322,511  |
| HOUSEHOLDS        |  | 14,489    | 72,078   | 161,758  |
| AVERAGE HH INCOME |  | \$107,429 | \$96,159 | \$99,851 |



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AERIAL



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