

# 4173 CRESENT DRIVE SUITE B

St. Louis, MO 63129

Lease Assignment

\$13.79/SF Modified Gross



# 4173 Crescent Drive Ste B

## PROPERTY DETAILS

BRIAN MCCUNE

314.276.5493 (CELL)

314.849.5858 (OFFICE)

Brian@bahnrealty.com



### Available for Lease Assignment

- 1,390 SF suite available on 1st Floor
- Lease through March 2027 with current Rent @\$13.79/SF Modified Gross
- Multiple open spaces, two private offices, private bathroom, and kitchenette area
- Two separate entry doors, windows throughout, and ample parking outside
- Great location right off the intersection of Hwy 270 and Hwy 55
- Two-Year Option to Renew at end of lease-term



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



# 4173 Crescent Drive Ste B

## PROPERTY LAYOUT

BRIAN MCCUNE

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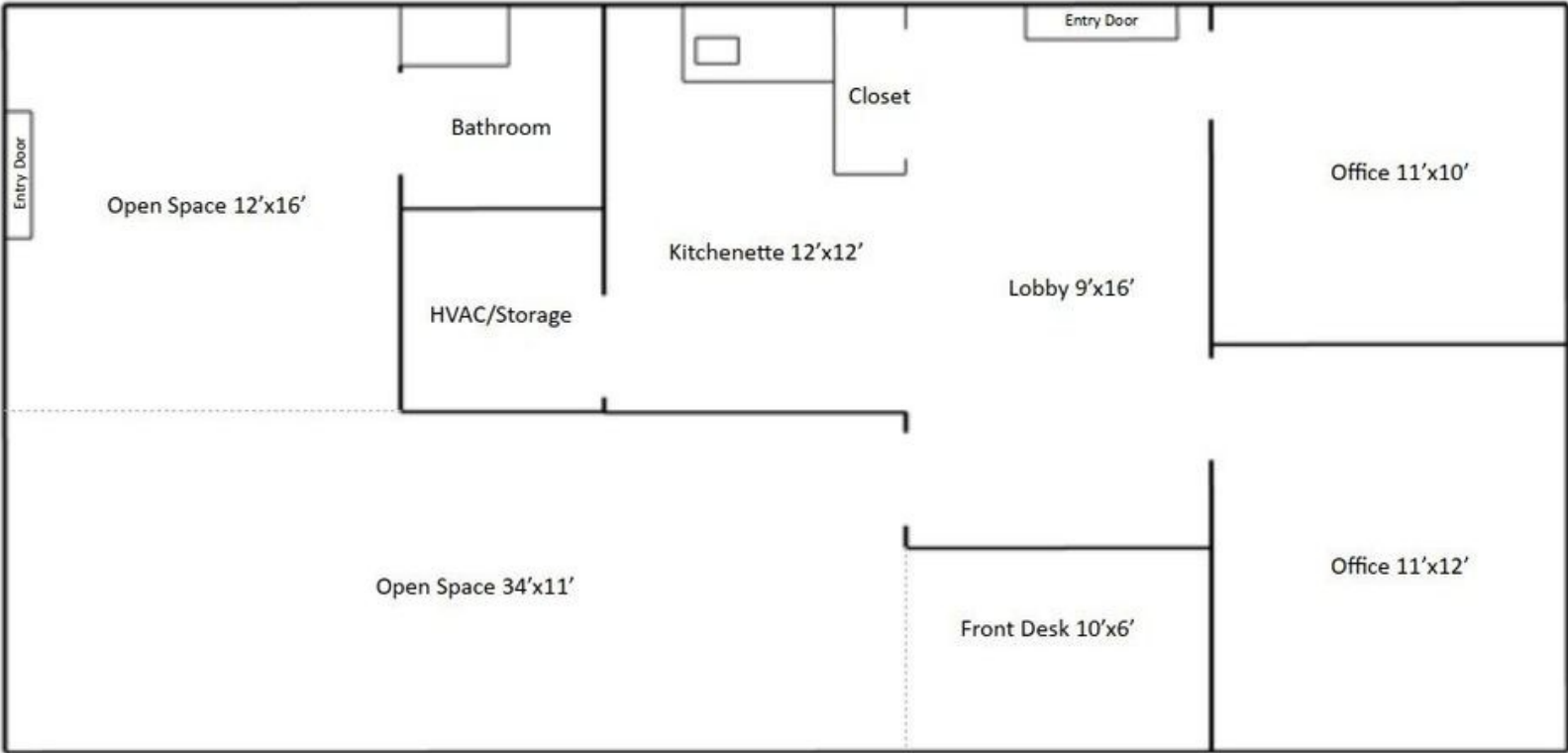
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### First Floor

4175 Crescent Dr. Suite A  
St. Louis, MO 63129

1,390 square feet



# 4173 Crescent Drive Ste B

## PROPERTY AERIAL

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