



2800 S Brentwood Blvd · St Louis, MO 63144

FOR LEASE: \$10/SF MODIFIED GROSS



STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

- 6,000 SF standalone office building in Brentwood
- Available for lease, one floor (2,000 SF), two floors (4,000 SF), or the entire building (6,000 SF)
- Located just South of Manchester Rd, with frontage on Brentwood Blvd
- Includes 11 dedicated parking spaces at the rear of the building
- Excellent visibility and signage opportunity on Brentwood Boulevard
- Ideal for users such as CPAs, attorneys, marketing agencies, real estate offices, financial advisors, medical professionals, and many other small businesses

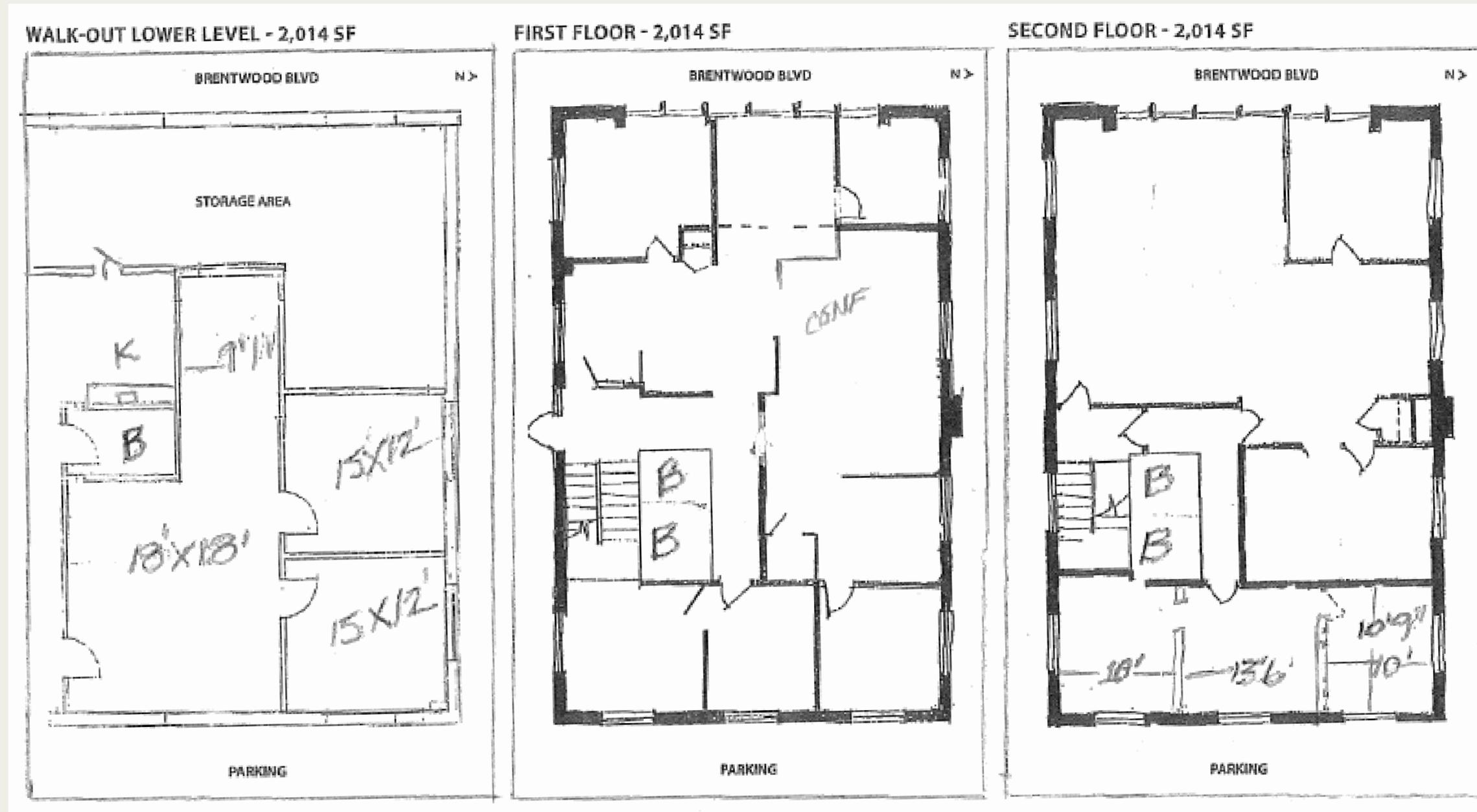




BUILDING LAYOUT

Total Building Size: 6,000 SF across three levels:

- Main Level (2,014 SF):
 - Six offices
 - Conference room / break area
 - Restrooms
- Upper Level (2,014 SF):
 - Open reception area
 - Five offices
 - Restrooms
- Lower Level (2,014 SF):
 - Three offices
 - Kitchen / Storage area
 - Restroom





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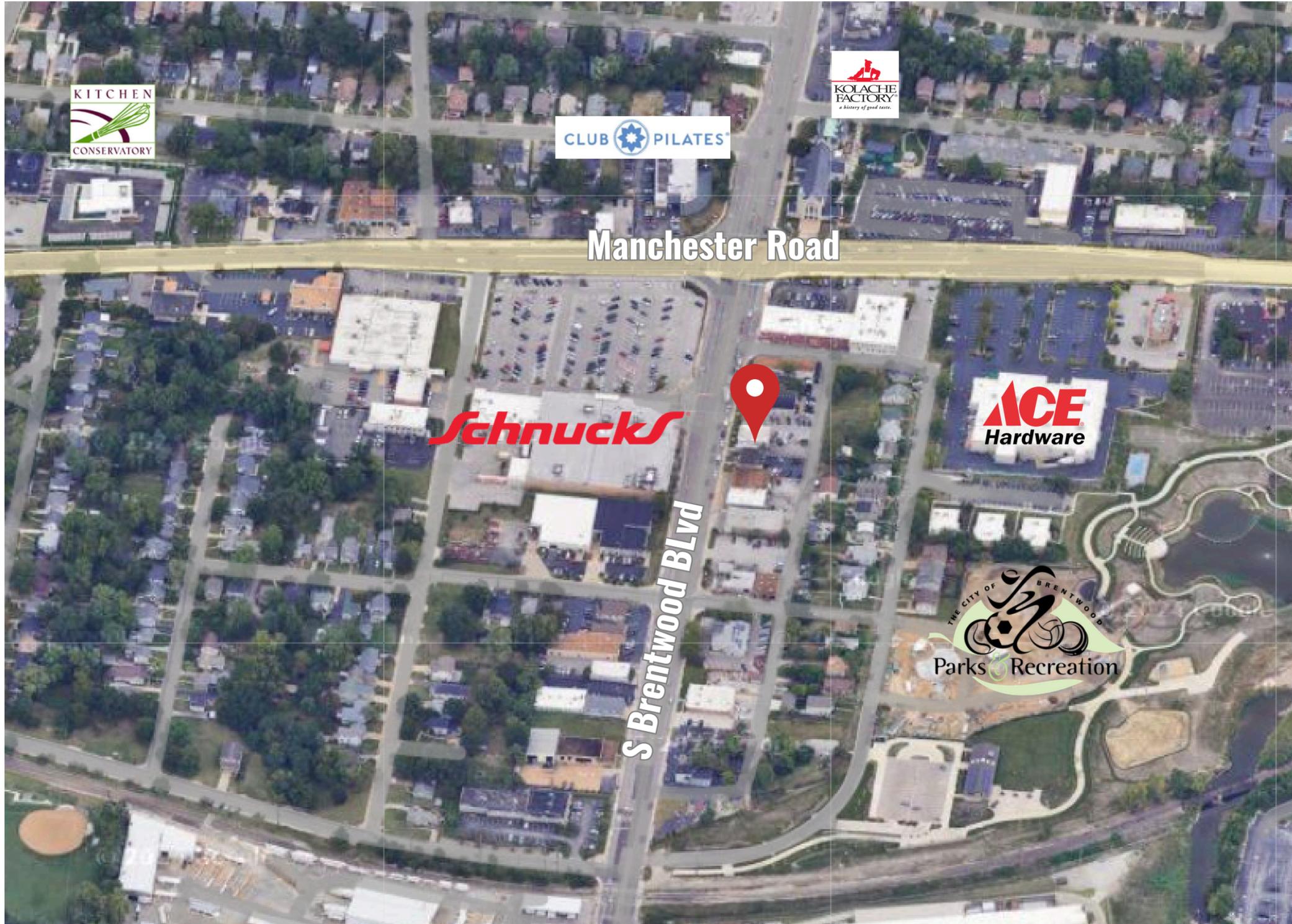
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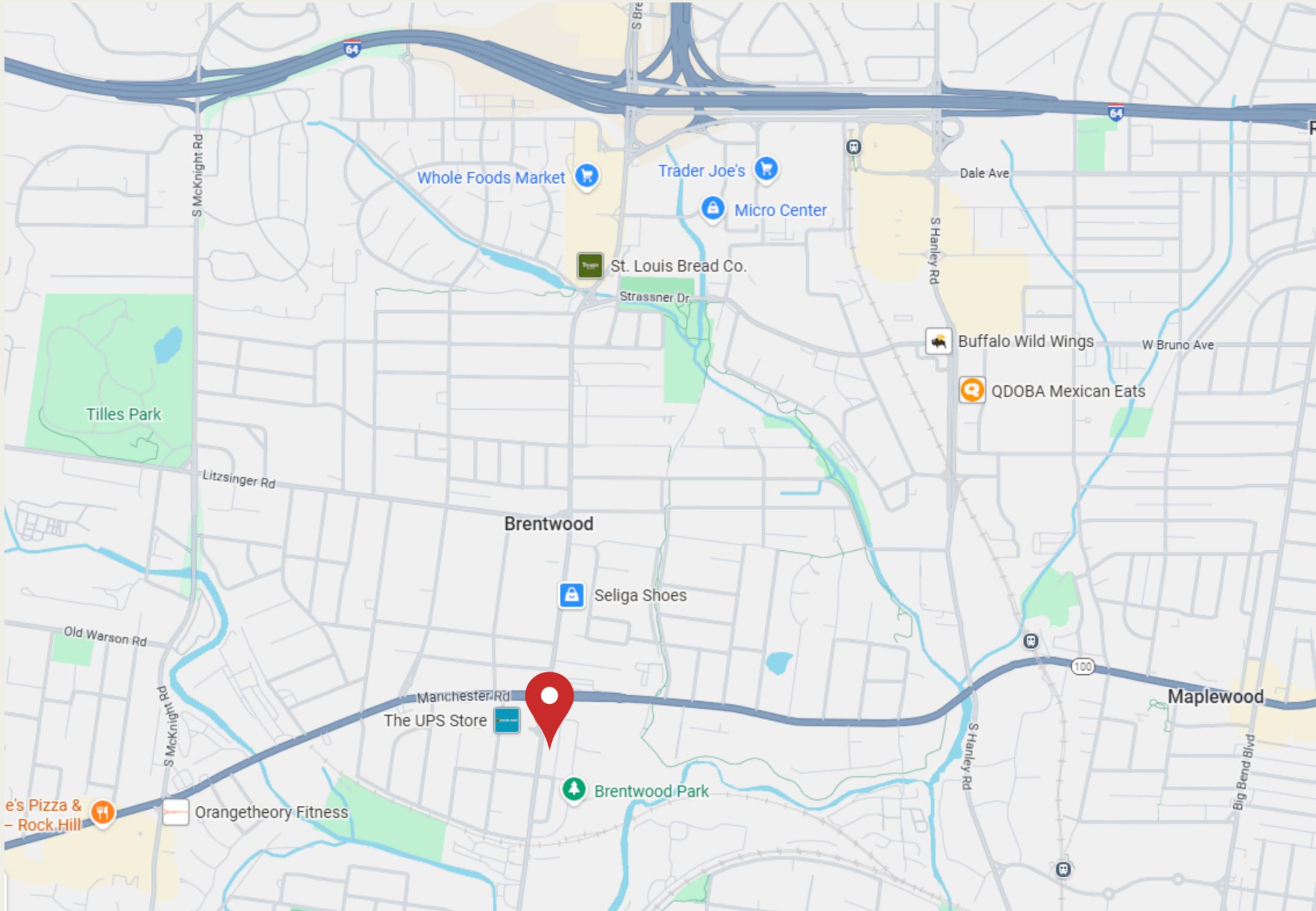
LOCATION





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