

FOR LEASE

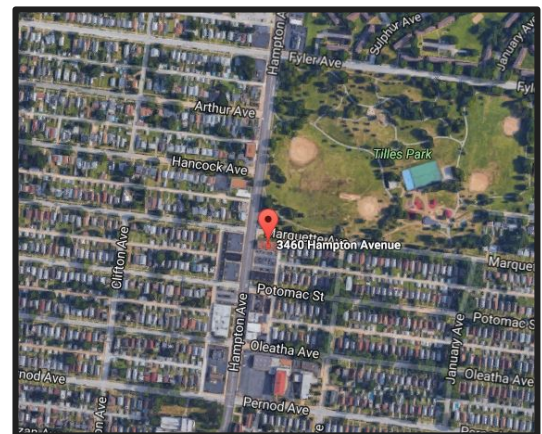
Retail/Office Space



\$12/S.F. F.S.G. (Excluding Janitorial) | 700-1,385 S.F.

Park Hampton Center
3460-3470 Hampton Avenue
St. Louis, MO 63139

- Strong Visibility from Hampton Avenue
- Diverse Floor Plan Options Available
- 56 Available Parking Spaces (2.76/1,000 S.F.)



For more information on this property, please contact:
James Van Iseghem III | (314) 647-6611 | Jimmy@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

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Retail/Office Space



\$12/S.F. F.S.G. (Excluding Janitorial) | 700-1,385 S.F.

- Perfect For Retail or Office Use
- 24,217 Vehicles per Day on Hampton Ave.
- Abundant Parking (2.76/1,000 S.F.)
- Building Signage Available
- Expansive Window Lines Offer Abundant Natural Light
- In-Suite Bathroom in Every Unit
- Ideal for Law Firm/Professional Service Co.



Suite	Size	Lease Rate
3460-204	1,385 S.F.	\$12/S.F.
3470-102	900 S.F.	\$12/S.F.
3470-104	700 S.F.	\$12/S.F.
3470-202	750 S.F.	\$12/S.F.

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