

OFFICE FOR SALE OR LEASE

7259 LANSDOWNE AVE

ST. LOUIS, MO 63119

LEASING INFORMATION

MIKE HURLEY 314.484.1469

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PROPERTY DESCRIPTION

- Prime location in the City of Shrewsbury
- 18,627 square foot office building
- Available for Lease: 2,234 sf; 9,375 sf and up to 13,841 sf
- Walking distance to Metrolink station
- Great space for an owner/user looking for some extra cash flow
- 1 dock
- 28 parking spaces
- Value add opportunity
- For Sale: \$449,000 (\$24.10 psf)
- For Lease: \$11.00 psf, Gross



BALKE BROWN
TRANSWESTERN®

13075 Manchester Road, Suite 250
St. Louis, MO 63131
p: 314.621.1414 | www.balkebrown.com

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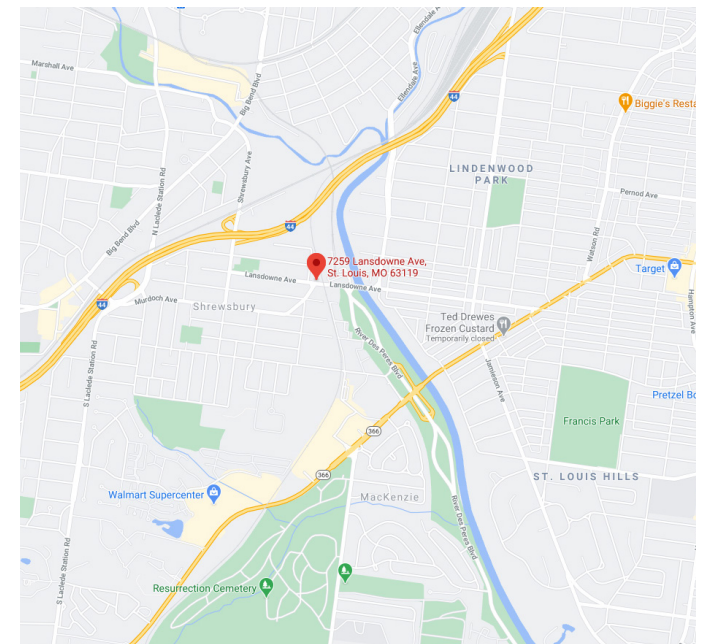
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2020	1 MILE	3 MILE	5 MILE
POPULATION	13,189	130,340	350,283

2020 MEDIAN	1 MILE	3 MILE	5 MILE
HOUSEHOLD \$	\$68,700	\$64,894	\$62,229



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