



TWO STORY OFFICE BUILDING WITH GARAGE/WAREHOUSE

- 1,200 SF of office space on 2 floors
 - 4 private offices/conference room
 - 2 restrooms, one on each floor
- 400 SF unfinished basement/storage
- 710 SF garage/warehouse space with high ceilings, roll up doors
- Off street parking
- Located in heart of downtown Kirkwood; walkable to numerous restaurants, retailers and professional services

CONTACT

RYAN PENNINGTON

314.446.2903

rpennington@savoyproperties.com

LEASE RATE: \$3,500/MONTH/MODIFIED GROSS
SALE PRICE: CONTACT BROKER

SAVOY PROPERTIES

1034 S Brentwood Blvd, Suite 1200 | St. Louis, MO 63117 | p: 314.909.8400 | f: 314.909.8406

SAVOYPROPERTIES.COM

The information above has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SECOND FLOOR

