

FOR LEASE

NEW MIXED-USE DEVELOPMENT - CUSTOMIZABLE OFFICE SPACE

2030 DELMAR BLVD., ST. LOUIS, MO 63103

THE
MORGAN
OFFICE | RESIDENTIAL

314-391-8900



LEASE NOW - OWNER WILL
CUSTOM BUILD YOUR SPACE

**CREATIVE OFFICE
FLEX / R&D
RETAIL
PROFESSIONAL SERVICES**

up to 6,410 sf available
divisible to 935 sf
off-street parking
private restrooms
kitchenette
secure entry & lobby
access to hwy 70, 44, 64/40
prime location

BUILDING / SITE FEATURES:

- 15' ceilings
- large energy-efficient windows
- ada compliant
- customizable finishes
- exposed brick
- secure access / site
- signage opportunities
- walkable neighborhood

AVAILABLE FALL 2021

LOCATED WITHIN A
**FEDERAL OPPORTUNITY ZONE
& EMPOWERMENT ZONE**



LEASE RATES FROM \$10/SF NNN

LEASE EARLY FOR YOUR OPPORTUNITY TO CUSTOMIZE YOUR SPACE IN THE TOTAL REDEVELOPMENT / RESTORATION OF THIS HISTORIC DOWNTOWN WEST PROPERTY. LOCATED NEAR NGA, THE NEW SOCCER STADIUM, WELLS FARGO ADVISORS, AND WITHIN THE LOCUST BUSINESS DISTRICT, THIS BUILDING WILL REDEFINE WHAT CREATIVE OFFICE SPACE SHOULD BE AND PROVIDE A UNIQUE OPPORTUNITY FOR BRANDING, ACCESS, AND SPACE AT EXTREMELY COMPETITIVE RATES OF RATES.

FOR MORE INFO CONTACT MICHAEL SCHWARTZ - 314.391-8900 OR BY EMAIL AT MSCHWARTZ@BLACKLINESTL.COM

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