



FRIEDMAN
GROUP, LTD

314.514.9600
314.367.2800



AVAILABLE

www.UrbanCommercialNetwork.com

11,672 Sq Ft Office Building Divisible With Dedicated Parking Lot



Work Live Play @ 2217 - 2229 Pine Street St. Louis 63103

- Easily Divisible with 3 entrances
- Zoned HVAC with intensive build out
- Dedicated 34 Car Parking Lot
- 32 Camera Security System
- Developing area with access to all major interstates
- Wells Fargo Headquarters 2 blocks away
- Near the new \$1.75 billion NGA project
- 2 Showers for Bike to Work / other uses
- Some Cat 5 wiring
- Walk to restaurants, hotels, and housing
- Possible Major League Soccer Stadium nearby
- Former Adult Daycare

**For Additional Information & Tour
Contact:**

Nate K. Johnson / Brandon Smart
info@resstl.com www.resstl.com

9378 Olive Blvd., Suite 203
St. Louis, Missouri 63132
o: 314.514.9600
f: 314.558-6025

Ericks@FriedmanGroup.com
www.FriedmanGroup.com

245 Union Boulevard, Suite L
St. Louis, Missouri 63108
o: 314.367.2800

Information contained herein has been obtained from the owner of the property or from other sources and is subject to change without notice. The broker and owner do not guarantee the accuracy of this information. Owners and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser/tenant investigate fully.

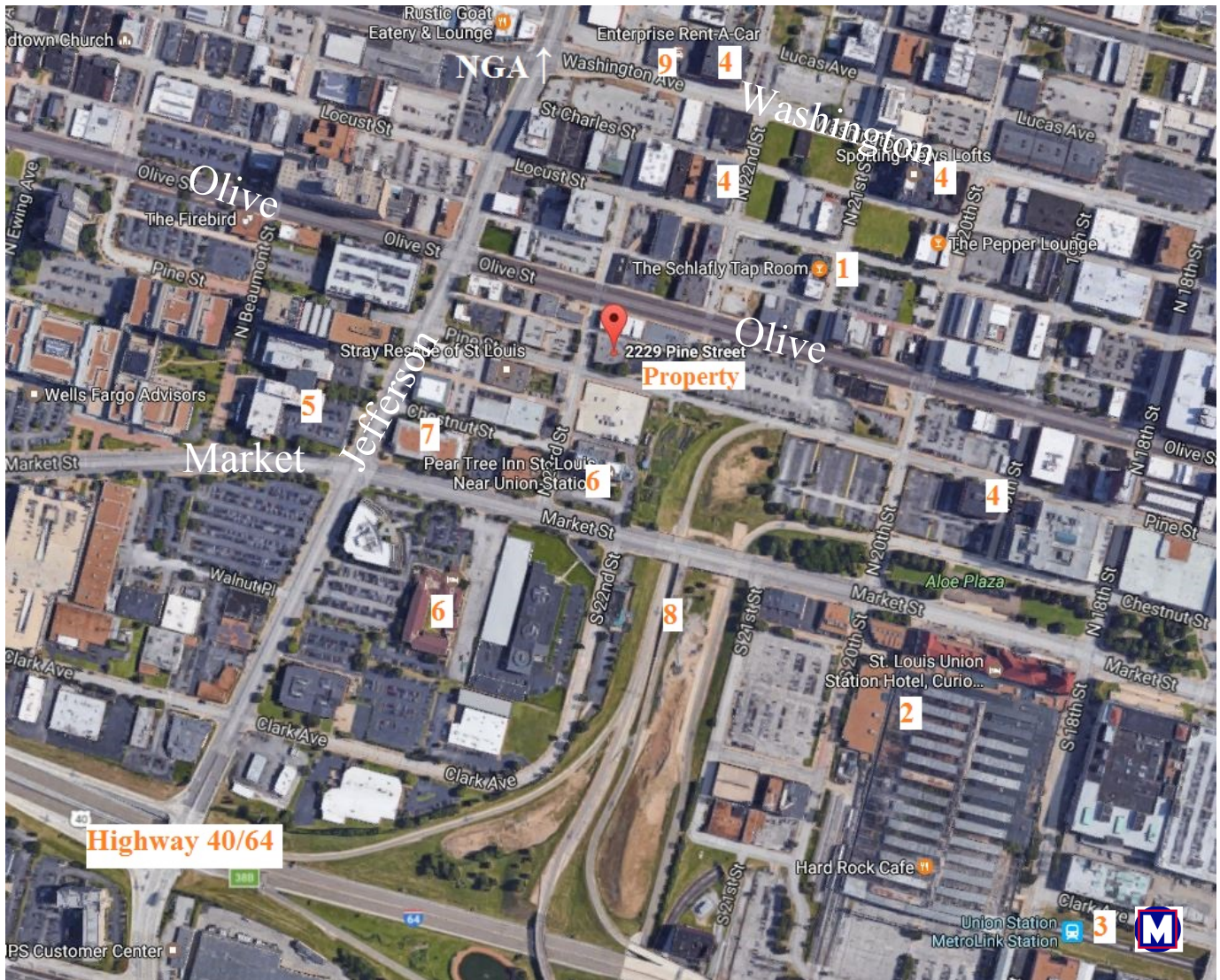


FRIEDMAN
GROUP, LTD

314.514.9600
314.367.2800

Real Estate
SOLUTIONS

Work Live Play @ 2217 - 2229 Pine Street St. Louis 63103



Great Neighborhood Resources

1. Schlafly TAP Room
2. Union Station
3. Metrolink and bus access
4. Housing
5. Wells Fargo Advisors Headquarters
6. Hotels
7. New Green Street Development
8. Possible MLS Stadium
9. Enterprise Leasing
10. National Geospatial-Intelligence Agency located 7 blocks North of Washington



