



# For Lease

## Property overview

<b>Availability:</b>	25,000 SF office/warehouse
<b>Office:</b>	600 SF air conditioned shop/office area
<b>Docks:</b>	2
<b>Clear height:</b>	13' - 24'
<b>Fire suppression:</b>	Dry sprinklered
<b>Location:</b>	Excellent Midtown location near I-64/US 40, adjacent to Grand Avenue Metrolink Station
<b>Lease rate:</b>	\$3.50/SF, modified gross

Office/warehouse with an abundance of natural light

**611 Edwin Street  
St. Louis, MO 63103**

**Christopher Taff**  
+1 314 338 2086  
christopher.taff@am.jll.com

**Will Meehan**  
+1 314 202 8626  
will.meehan@am.jll.com

[jll.com/st-louis](http://jll.com/st-louis)

# Photos



## Contact

**Christopher Taff**  
+1 314 338 2086  
christopher.taff@am.jll.com

**Will Meehan**  
+1 314 202 8626  
will.meehan@am.jll.com

[jll.com/st-louis](http://jll.com/st-louis)  
+1 314 338 2080



Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states | **DISCLAIMER** Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

