

2233 Washington Avenue | St. Louis, MO 63103

FOR LEASE



Property Overview

This distinctive freestanding, single-story building located on Washington Avenue boasts great visibility, plentiful parking, unique features and excellent accessibility to major Interstates and numerous restaurants and amenities.

Features

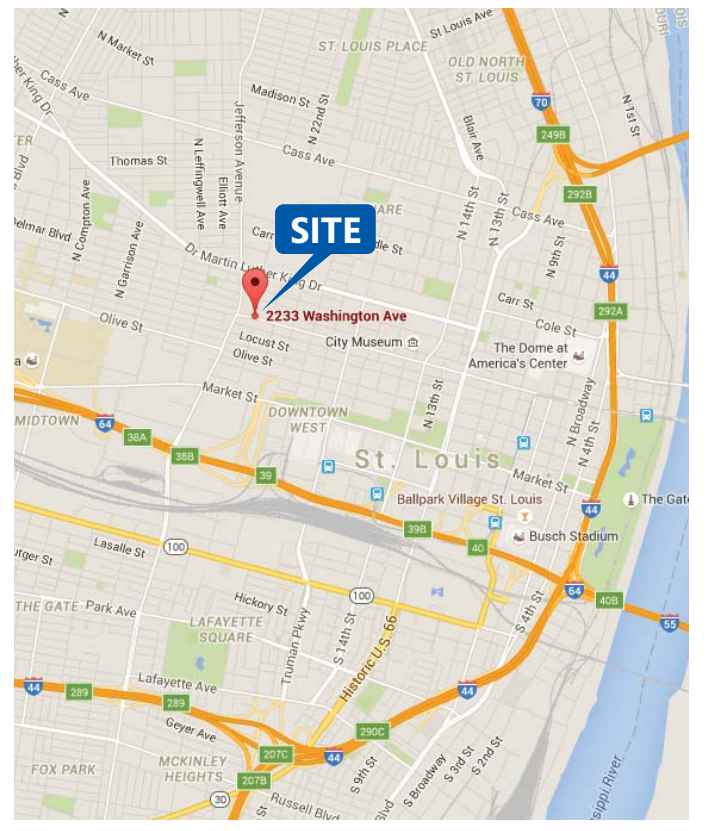
- One-of-a-kind building with unique features, high ceiling and distinctive facade
- Warehouse space 10,000- 22,666 sq.ft.
- 3,067 SF Office finish can be renovated
- Real estate tax abatement in place
- Dock-High, Drive-In Loading
- Plentiful, FREE parking directly adjacent to building
- Adjacent to newly renovated Enterprise Rent-A-Car branch
- Building signage available
- Great visibility on Washington Avenue
- Excellent accessibility to numerous restaurants and local amenities
- Surrounded by many established and active loft developments (over \$100 million invested in neighborhood).
- Conveniently located within .5 mile of I-64, 1 mile of I-44 and 1.5 miles of I-70 and I-55

Available Space

**Office-Warehouse, Retail,
or Creative Office**
(3,000 SF - 22,666 SF)

Lease Rate

\$4.95 - 5.95 psf
Triple-net



CONTACT

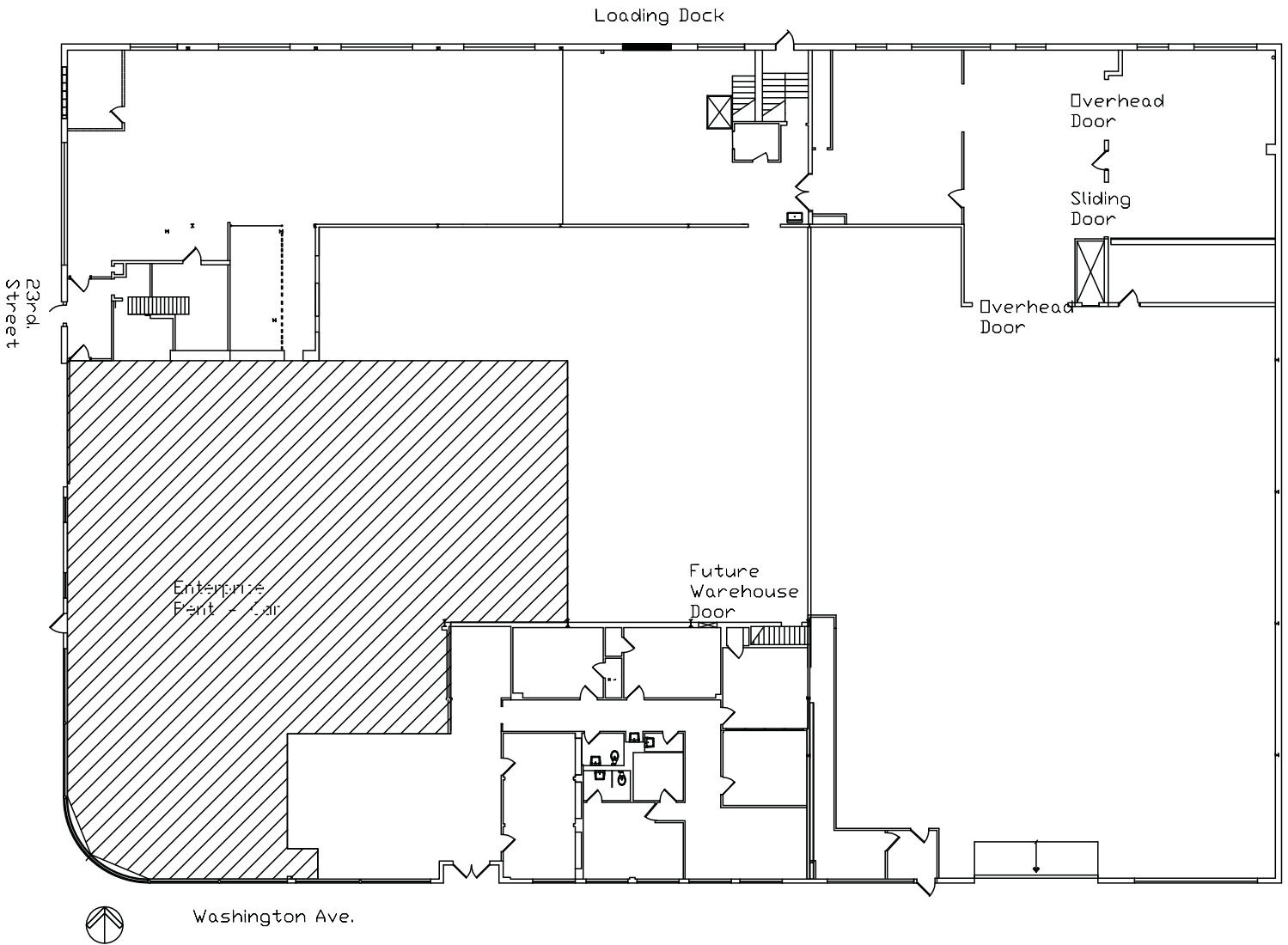
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Floor Plan



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