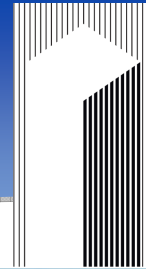


For Lease

8011 Clayton Road
St. Louis, MO 63117



**Jeff Eisenberg
& Associates.**



ASKING ECONOMICS:
Lease Rate: \$20.00/SF
Lease Type: Full Service

SITE DESCRIPTION

Office Building
Municipality: Clayton
Square Feet: 23,664
Parking: Street, Surface, & Covered

TRAFFIC COUNTS:

Clayton Road: 20,000 VPD
S. Brentwood: 45,000 VPD

PROPERTY FEATURES:

- Three story office building affectionately called 'The Clayton Building'
- Located just east of Brentwood Blvd and only 3 blocks east of the Galleria Mall
- Situated five blocks from downtown Clayton, minutes from the Delmar Loop and Downtown St. Louis
- The Metro Link Station is located just a block east from the property
- Easy access from Clayton Rd. or Crescent Dr.
- Ample parking available including metered street parking, private garage parking, and a parking deck for tenants and clients
- Available Spaces: 1st Floor - 125 SF
2nd Floor - 371 SF

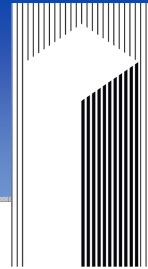
	1 Mile	2 Miles	3 Miles
Population	12,995	53,976	111,561
Number of Households	5,902	23,283	49,591
Median Household Income	\$76,747	\$67,984	\$55,214
Number of Businesses	3,274	7,889	12,507
Number of Employees	29,632	61,323	89,732

FOR MORE INFORMATION CONTACT:

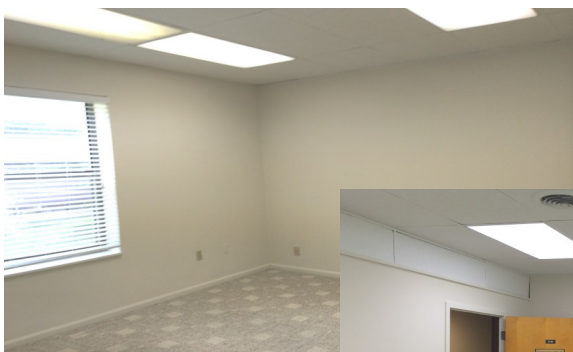
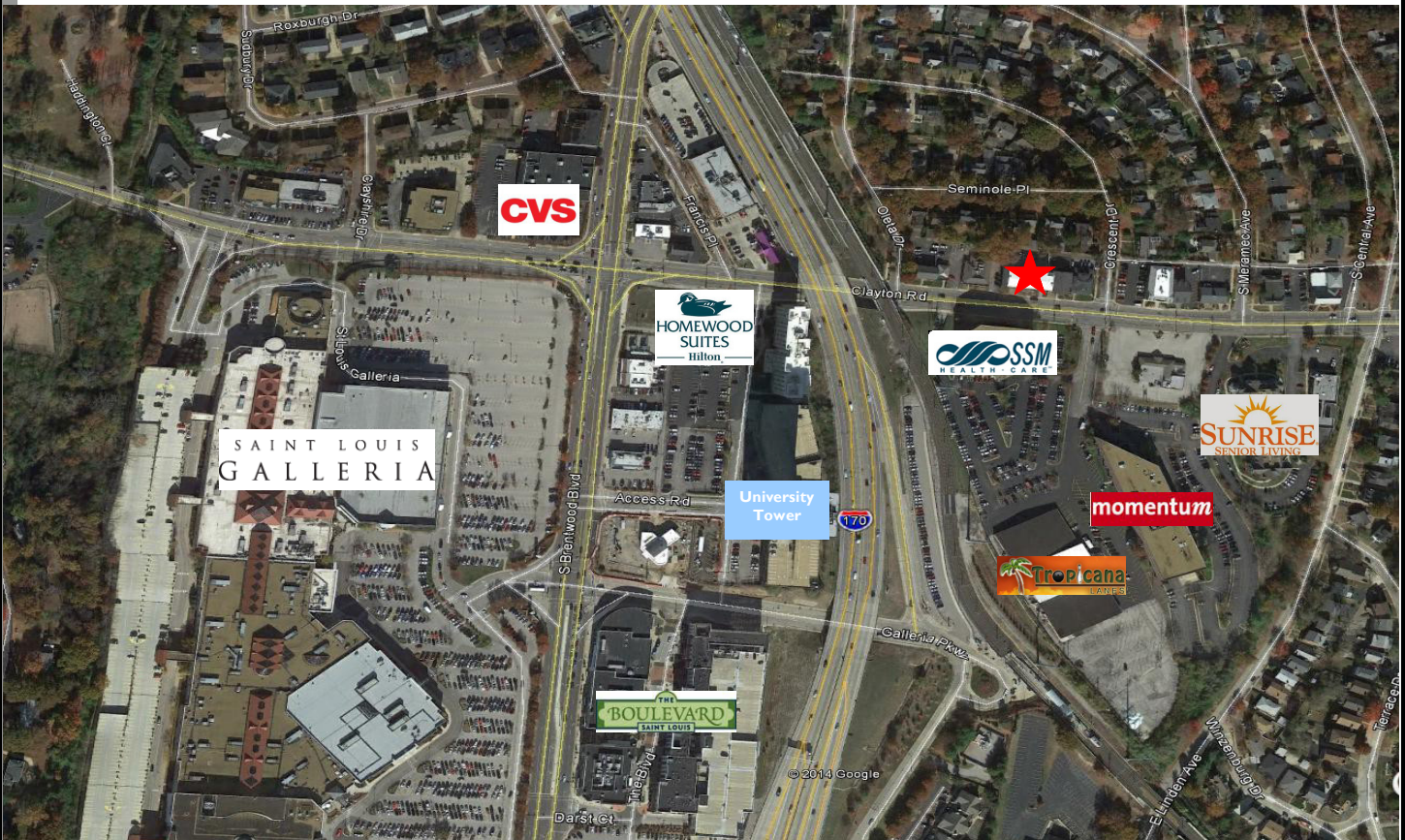
Visit us online:
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