



**SOUTH COUNTY OFFICE
SUITES FOR LEASE**

SCAN HERE!



CALEB ANTHONIS

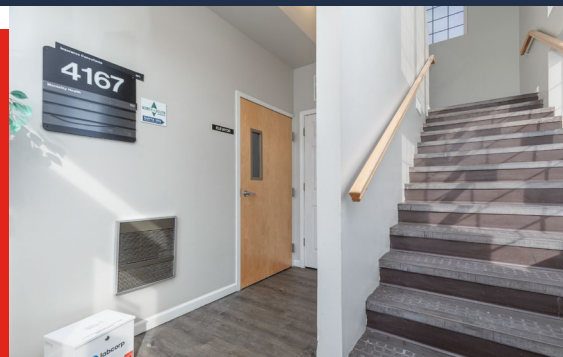
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**4167 & 4171 CRESCENT DRIVE
ST. LOUIS, MO 63129
455 — 7,322 S.F. | \$12-16.00/S.F. M.G.**

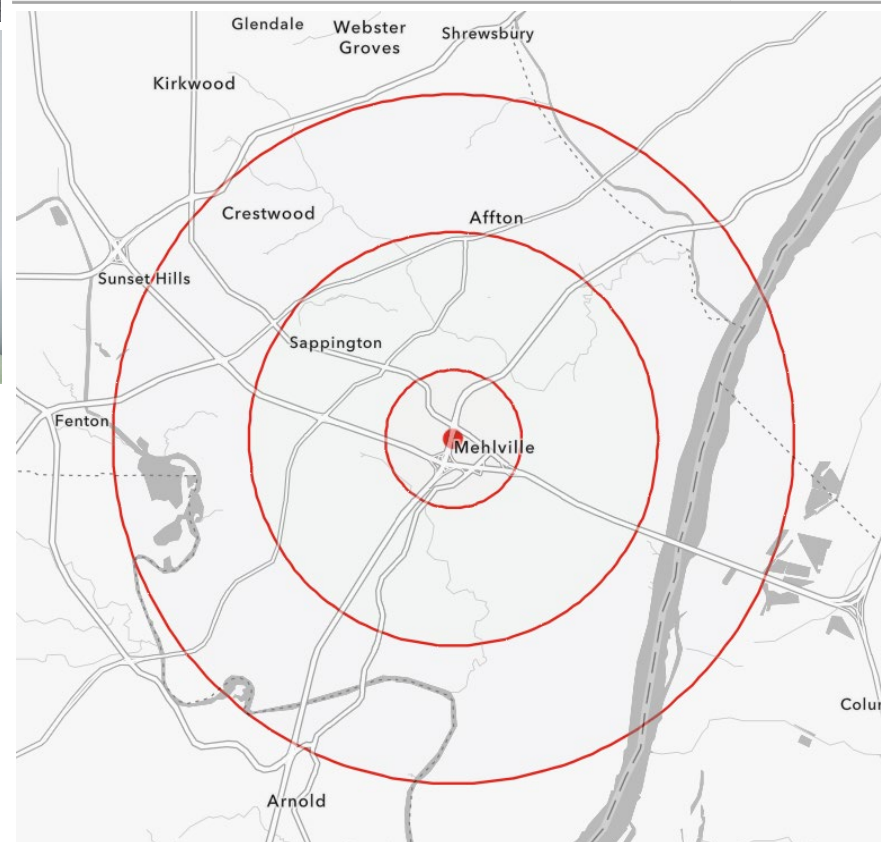
PROPERTY INFORMATION



- 1,500-2,500 SQ. FT. OF VERSATILE OFFICE SPACE READY FOR IMMEDIATE OCCUPANCY
- IDEALLY LOCATED RIGHT OFF LINDBERGH AT THE I-55 AND I-270 CORRIDOR
- BOTH BUILDINGS ADA ACCESSIBLE
- IDEAL FOR CREATIVE, PROFESSIONAL, AND SMALL BUSINESS USE
- PLENTIFUL PARKING ON SITE
- PYLON SIGNAGE AVAILABLE FOR LARGER TENANTS

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		10,788	94,741	200,626
HOUSEHOLDS		4,984	41,568	87,644
AVERAGE HH INCOME		\$89,338	\$103,369	\$106,576



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SITE PLAN



4171 CRESCENT

SUITE	SIZE
1 ST FLOOR	455 - 1,971 S.F.
2 ND FLOOR	696 - 2,667 S.F.

4167 CRESCENT

SUITE	SIZE
1 ST FLOOR	1,000 S.F.
2 ND FLOOR	1,684 S.F.

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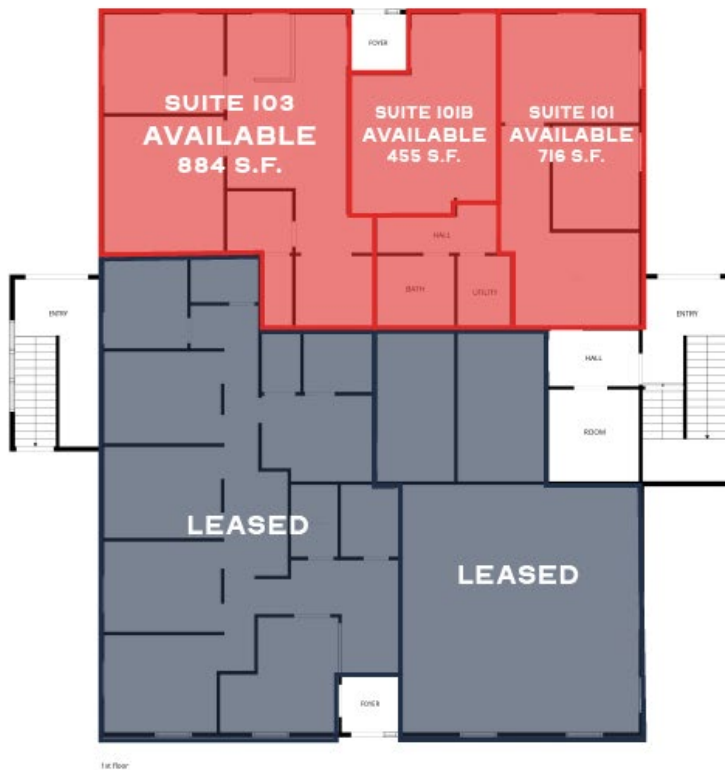
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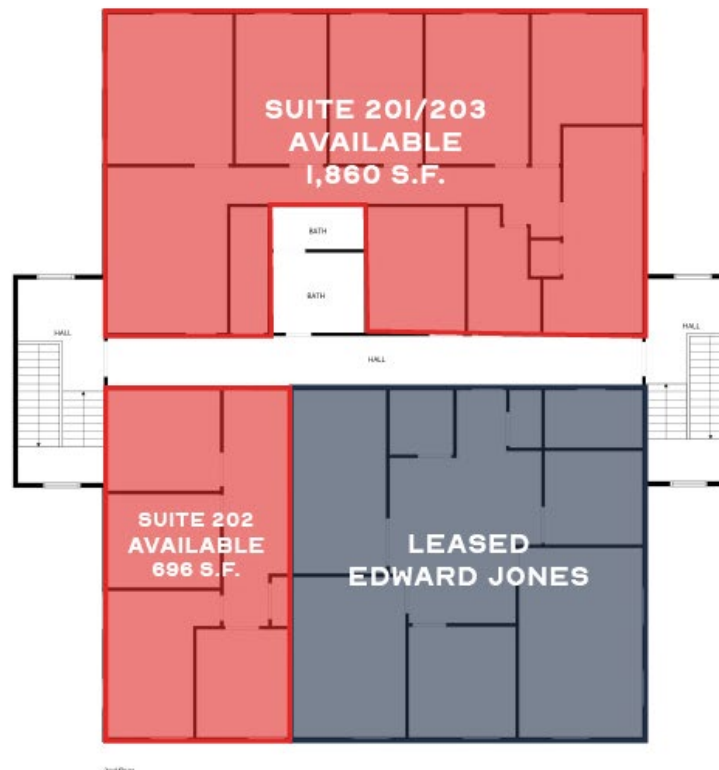
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FLOOR PLAN

BUILDING 4171



FIRST FLOOR



SECOND FLOOR

4171 CRESCENT

SUITE	PRICE/ S.F.	PRICE/ MONTH
101	\$16/S.F.	\$950/ MONTH
101B	\$16/S.F.	\$600/ MONTH
103	\$14/S.F.	\$884/ MONTH
201/203	\$16/S.F.	\$2,480/ MONTH
202	\$12/S.F.	\$700/ MONTH

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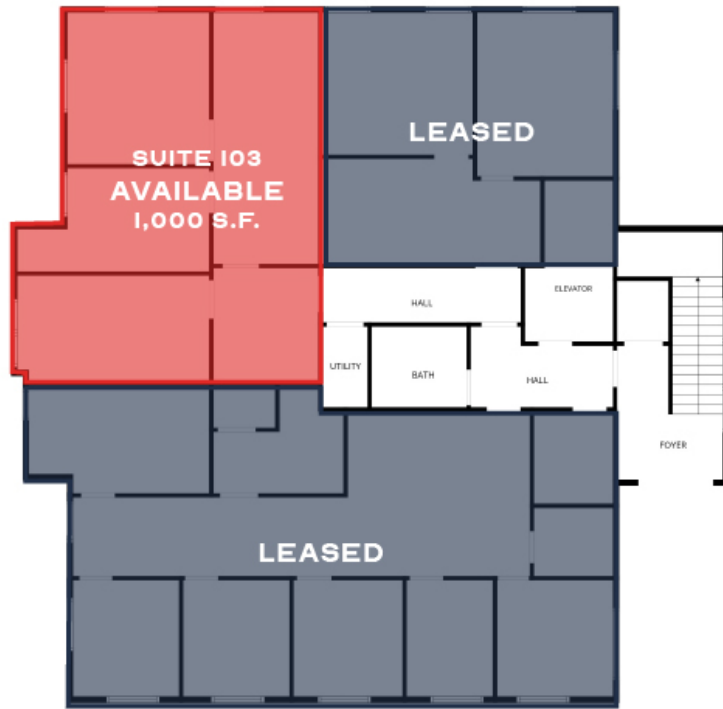
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FLOOR PLAN

BUILDING 4167

4167 CRESCENT



1st floor

FIRST FLOOR



2nd floor

SECOND FLOOR

SUITE	PRICE/ S.F.	PRICE/ MONTH
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103	\$12/S.F.	\$1,000/ MONTH
201	\$16/S.F.	\$2,245/ MONTH

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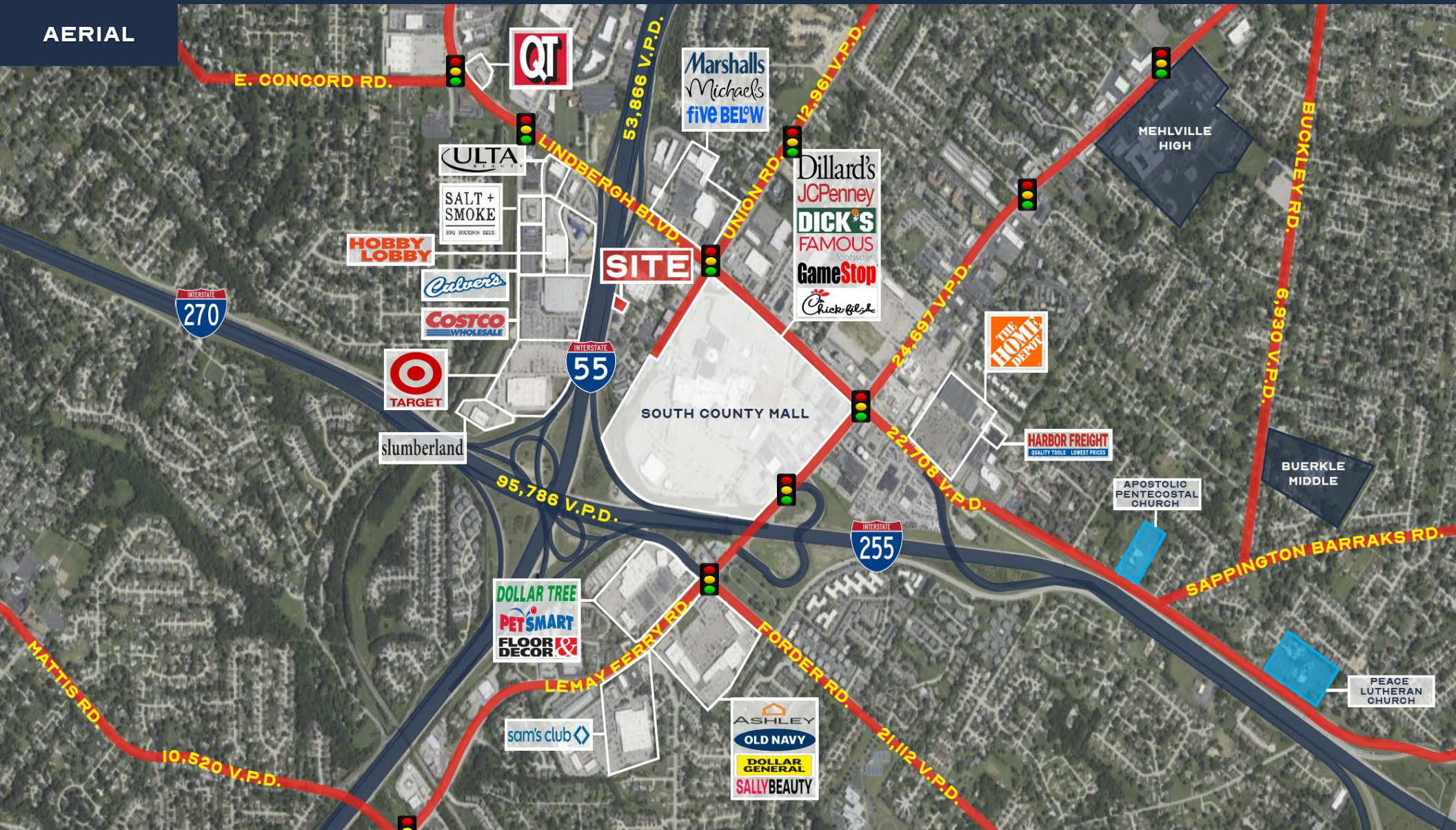
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AERIAL



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