



TWO STORY OFFICE BUILDING WITH GARAGE/WAREHOUSE

- 1,200 SF of office space on 2 floors
 - 4 private offices/conference room
 - 2 restrooms, one on each floor
- 400 SF unfinished basement/storage
- 710 SF garage/warehouse space with high ceilings, roll up doors
- Off street parking
- Located in heart of downtown Kirkwood; walkable to numerous restaurants, retailers and professional services

CONTACT

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LEASE RATE: \$3,500/MONTH/MODIFIED GROSS
SALE PRICE: \$675,000

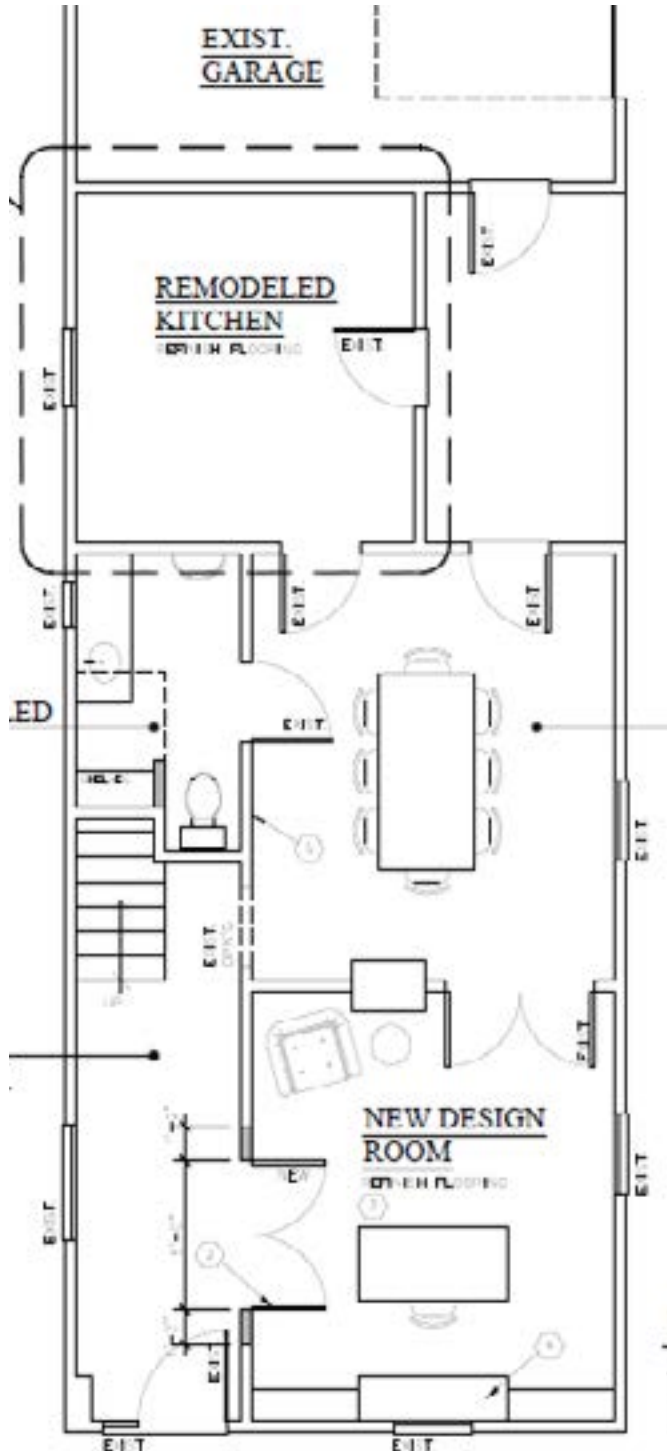
SAVOY PROPERTIES

1034 S Brentwood Blvd, Suite 1200 | St. Louis, MO 63117 | p: 314.909.8400 | f: 314.909.8406

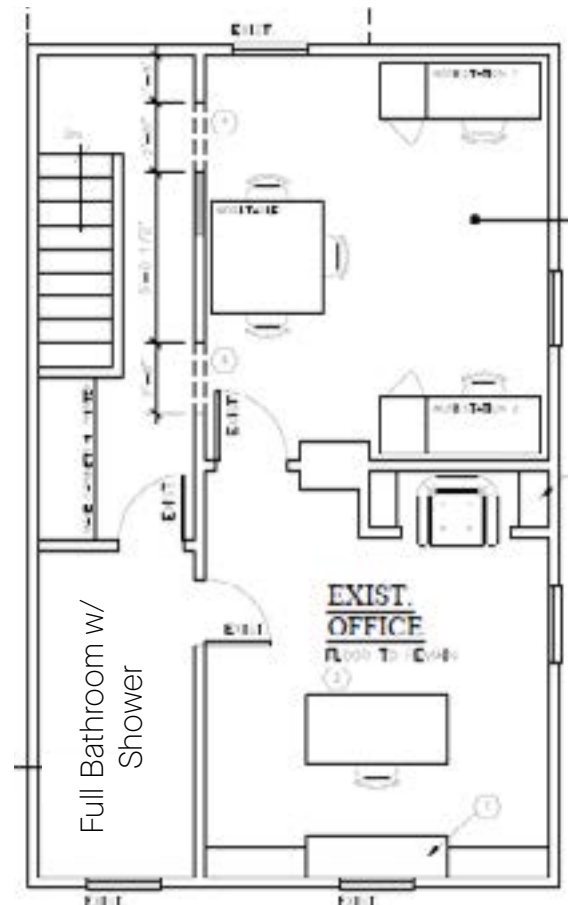
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FIRST FLOOR



SECOND FLOOR



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