
800 East 17th

CREATIVE OFFICE | CROSSROADS ARTS DISTRICT



LOELLKE CRE

COMMERCIAL REAL ESTATE
Investment | Sales | Leasing

800 E. 17TH

FOR LEASE: \$15.75 - \$16.75/ SF / YR (NNN)
2,750 - 13,340 SF of OFFICE/RETAIL



LOELLKE CRE | BRENDAN LOELLKE | BRENDAN@LOELLKECRE.COM | 618.946.7228

 LOELLKE CRE

ABBOTT PROPERTIES

800 E. 17TH

RENTAL RATE: \$15.75 - \$16.75 / SF / YR (NNNN)

SPACE TYPE: OFFICE / RETAIL SPACE

RENTABLE SQUARE FOOTAGE: 2,750 SF

SPACES IN THE BUILDING SUMMARIZED BELOW:

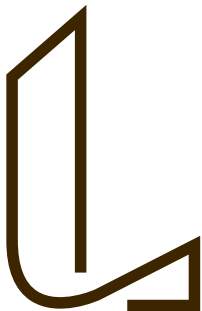
- EAST SPACE: 6,500 SF
- MIDDLE OFFICE SPACE: 2,750 SF
- NORTH SPACE: 1,340 SF
- WEST CORNER SPACE: 2,750 SF

PROPERTY HIGHLIGHTS

- MINUTES TO LOCAL RESTAURANTS SUCH AS MISSION TACO, ITAP, GRINDERS, KING G, PARLOR FOOD HALL AND TONS MORE!
- NEW STOREFRONT GLASS
- PARKING IN FRONT OF THE BUILDING; EASY STREET PARKING
- PRIVATE PATIO ON WEST SIDE SPACE OF THE BUILDING
- NEWLY POURED CONCRETE RAMP
- GRAB A DRINK AT MESSENGER COFFEE, MEAN MULE, LIFTED SPIRITS, DOUBLE SHIFT BREWING, BORDER BREWING AND CHARTREUSE SALOON.
- EASILY ACCESSIBLE FROM I-70, HWY 71 & 670

SPACE HIGHLIGHTS

- VAULTED, EXPOSED WOOD CEILINGS
- BRAND NEW STOREFRONT WITH NATURAL LIGHT THROUGHOUT ENTIRE SPACE
- COOL STRUCTURAL BEAMS
- WHITE BRICK WALLS
- POLISHED CONCRETE FLOORS
- GLASS OVERHEAD DOOR TO ACCESS PATIO
- RESTROOMS FULLY INSTALLED
- SPACE IS READY FOR BREAK AREA & OFFICE BUILD OUT



LOELLKE CRE
Investment | Sales | Leasing

Photo



Subject Premises Photo



THEN & NOW





FLOOR PLAN

