

For Lease

6,698± Sq. Ft. Office/Industrial

1249 N. Warson Rd.
Creve Coeur, MO 63132



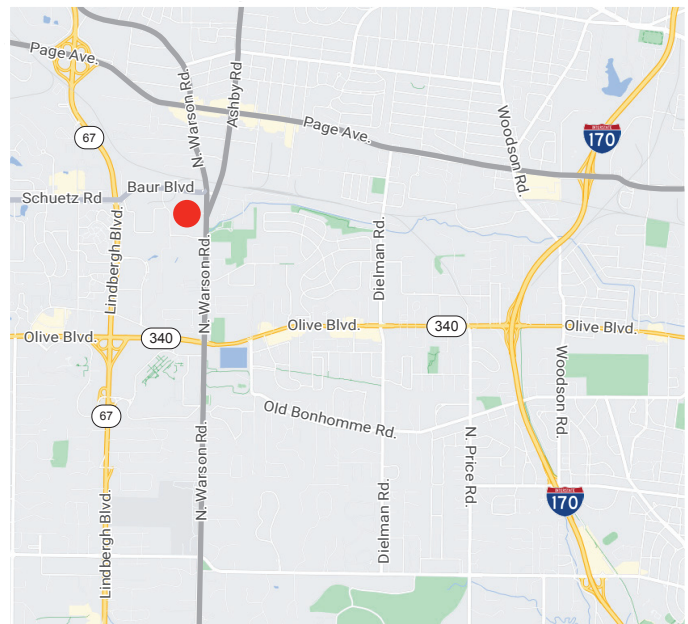
Lease Rate: \$10.95/Sq. Ft., MG (\$6,112/monthly)

- 42% Office (2,790± SF)
- 100% Air Conditioned
- 15' Clear Ceiling
- Heavy Electric w/ 3-Phase
- Floor Drains
- Large Rear Parking Lot
- One Truck Dock; 2nd Could Be Added
- **Located in 39 North Innovation District**

Interior Photos and Floor Plan on Back

Jake Shepley

jshepley@hillikercorp.com



Office Industrial Retail Institutional Investment Management



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com

314 781 0001



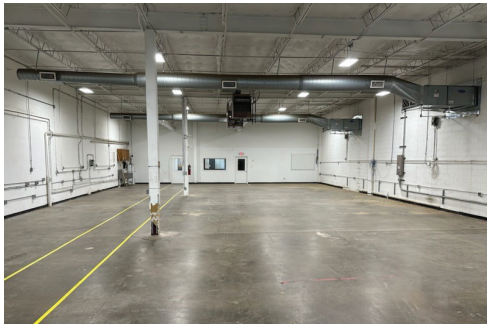
Individual Membership in the Society of
Industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

For Lease

6,698± Sq. Ft. Office/Industrial

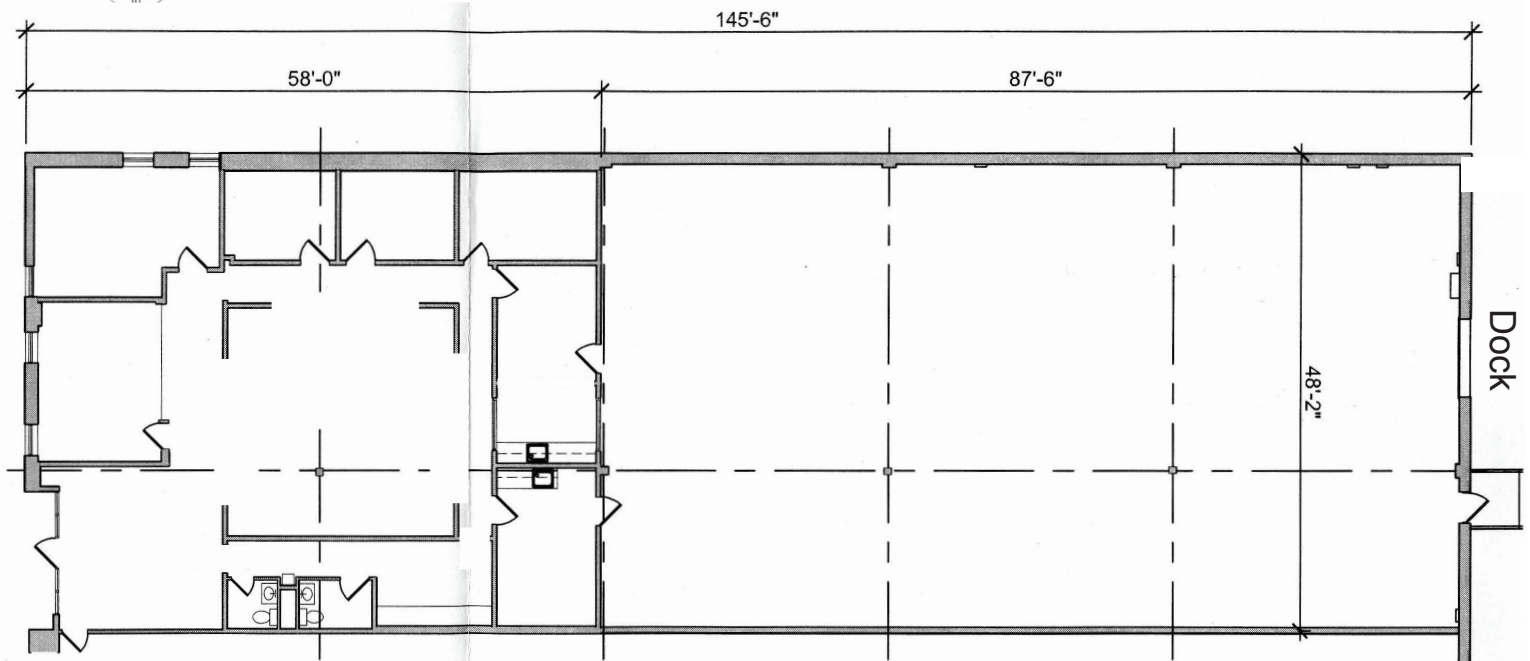
1249 N. Warson Rd.
Creve Coeur, MO 63132



FLOOR PLAN

SCALE: 1/16" = 1'-0"

1249 NORTH WARSON - 6,698 SF



Office Industrial Retail Institutional Investment Management



Hilliker Corporation
Commercial Real Estate Services
1401 S. Brentwood Blvd., Suite 650
St. Louis, MO 63144
www.hillikercorp.com

314 781 0001



Individual Membership in the Society
of Industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.