

FOR LEASE 4,326 Sf. OFFICE

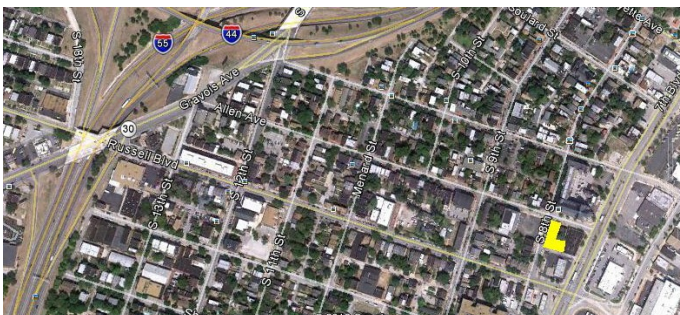
2000 - 2002 S. 8th St.
Saint Louis, MO 63104



4,326 Sf. Located in Historic Soulard at the corner of 8th & Allen

- First class office space.
- Townhouse-style modern office in 16 year old building.
- Open first floor floor-plan with 10 ft. ceilings, conference room, kitchenette, reception / waiting area, and large private offices.
- Second floor features seven large offices surrounding an open bullpen area and a spiral stair to the roof deck.
- 2 gated parking spaces in rear lot off alley.
- Modern contemporary design and finishes.
- Available May 2022. Space occupied by engineering firm, built out for law office.

Rental Rate \$12.75 psf / Modified Gross.

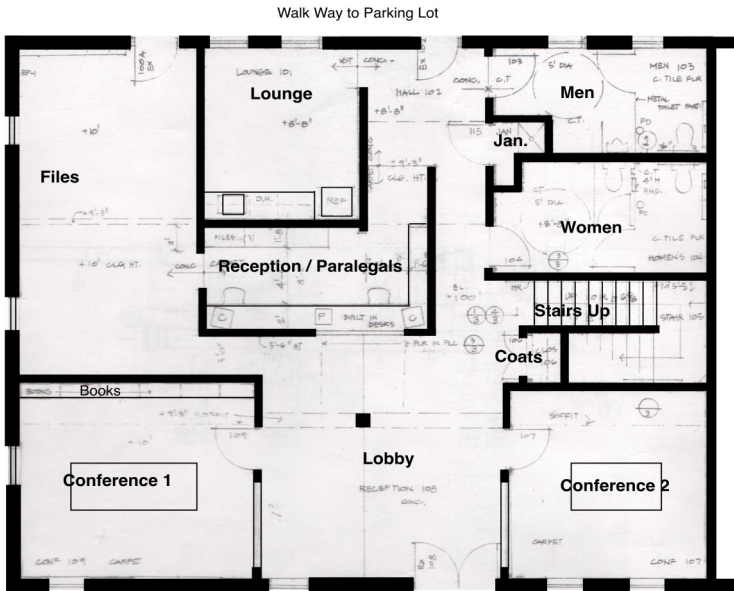


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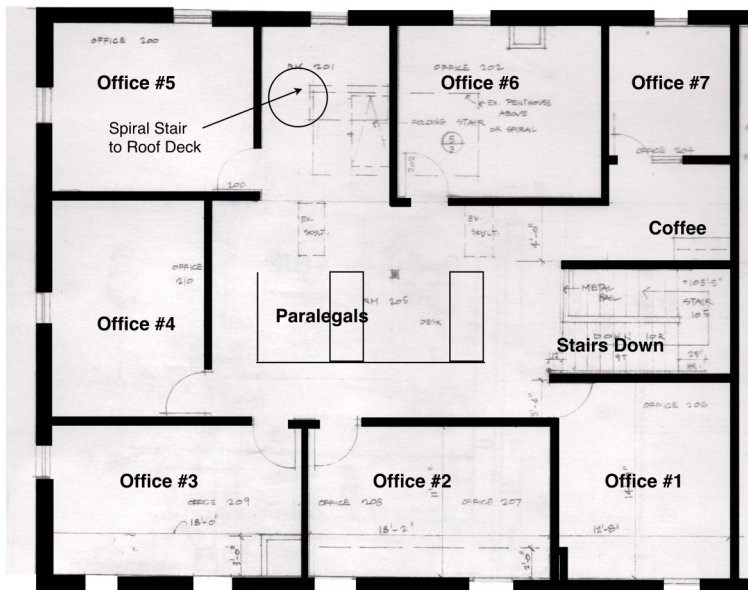
1st Floor

South Eighth St. Entry

Total space is 4,236 Sf., 2,118 Sf. Per floor.

First floor features:

- Two conference rooms.
- Lobby
- Reception area
- Lounge with kitchenette
- Large file room
- Bathrooms



2nd Floor

Second floor features:

- 7 private offices.
- Large bullpen
- Spiral stair to private rooftop terrace.
- Beverage area

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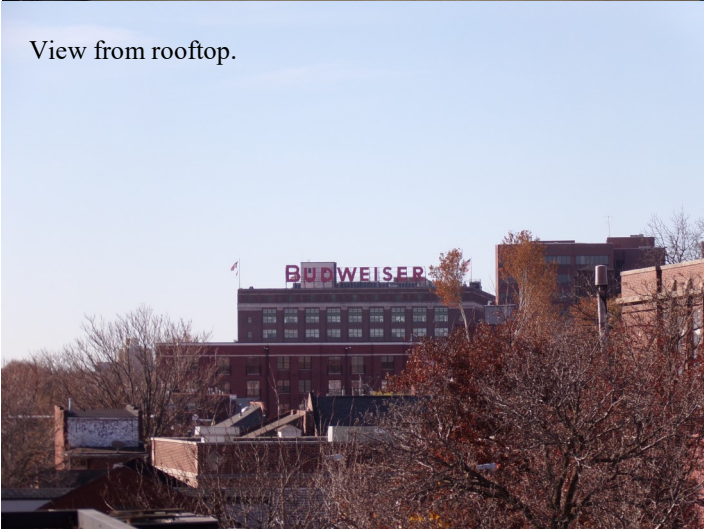


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View from rooftop.



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