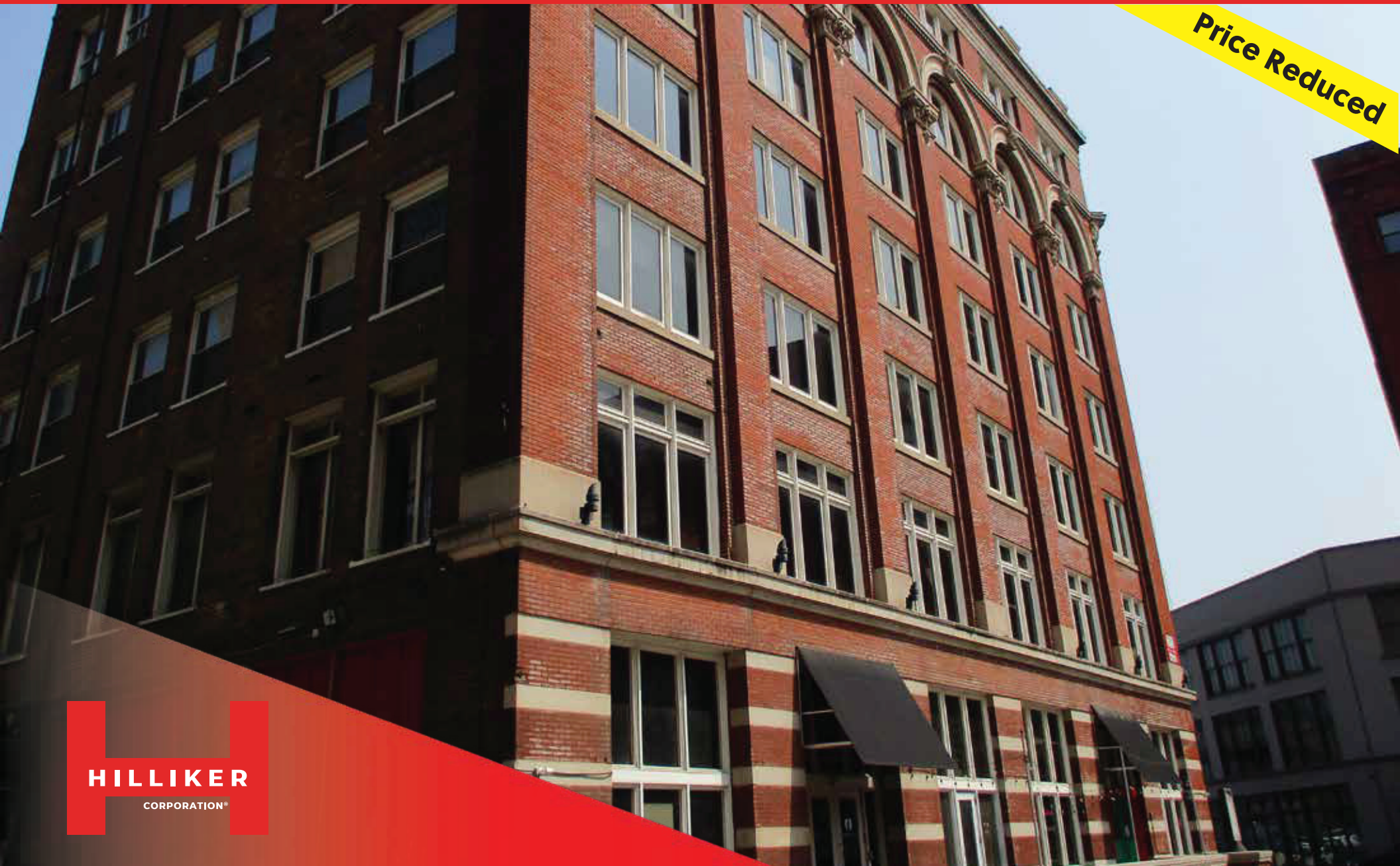


# For Sale

Entire 2nd Floor - Hadley-Dean Building  
5,500± SF Live/Work Opportunity

1101 Lucas Avenue  
St. Louis, MO 63101

**Price Reduced**



**1101 Lucas Ave  
St. Louis 63101**

~~**Sale Price: \$595,000**~~

**Reduced Price: \$450,000**

- Fully and Professional Built-Out and Designed for Two Tenants
- Gorgeous Exposed Brick and Timber Spaces
- Newer, Upgraded HVAC Systems

### **Suite 200:**

- Designed as a 2-Bedroom Residence
- High-End Kitchen
- High-End Restroom
- Open Floor Plan Concept
- Exceptional, Large Windows
- **Currently Occupied as Offices**

### **Suite 202:**

- Receptionist Open with Work Station Area
- 5 Private Offices
- Large Conference Room
- Kitchen Break Area
- Restroom w/ Shower
- Exceptional, Large Windows

**Contact: Patrick McKay**  
**ptmckay@hillikercorp.com**

**Commercial Real Estate | 1401 S. Brentwood Blvd. Suite 650 | St. Louis, MO 63144 | hillikercorp.com | 314-781-0001**

**Office Industrial Retail Institutional Investment Management**

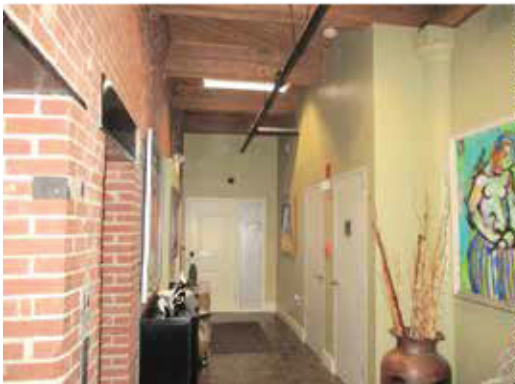
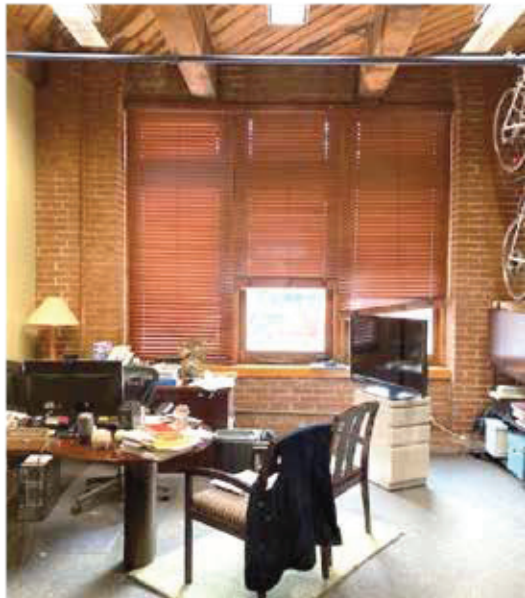
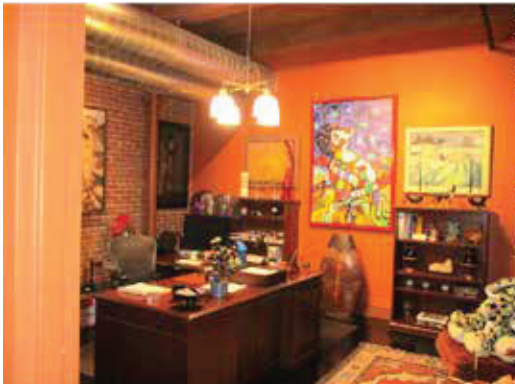
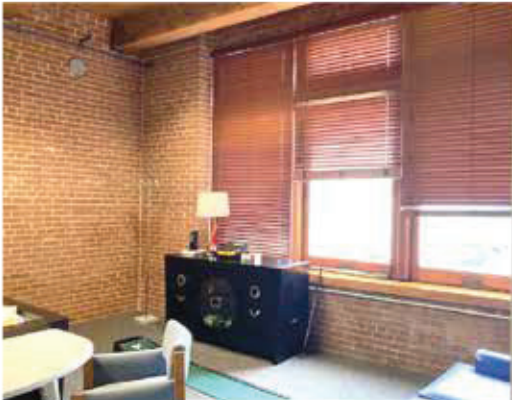
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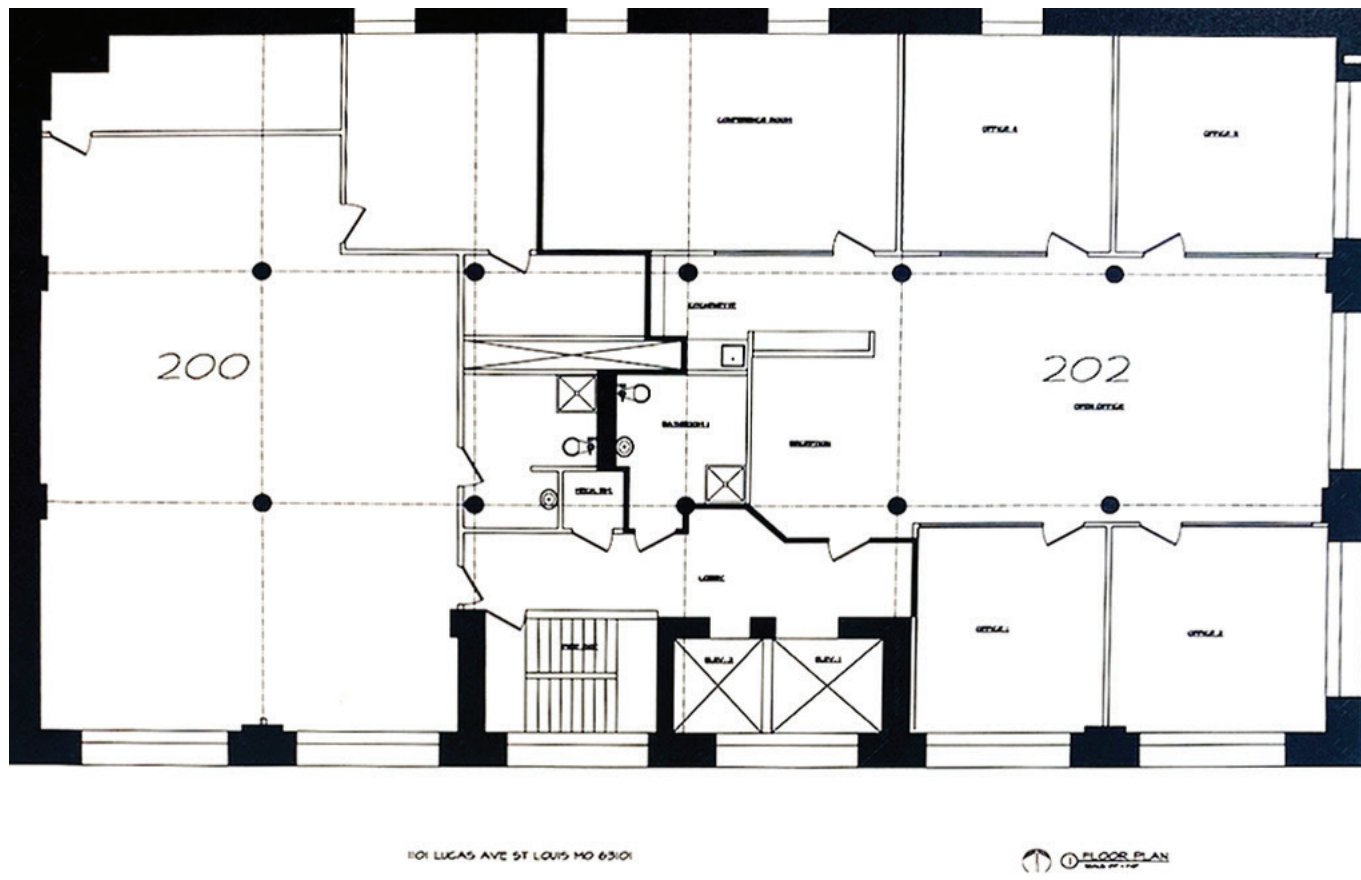
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St. Louis, MO 63101

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