

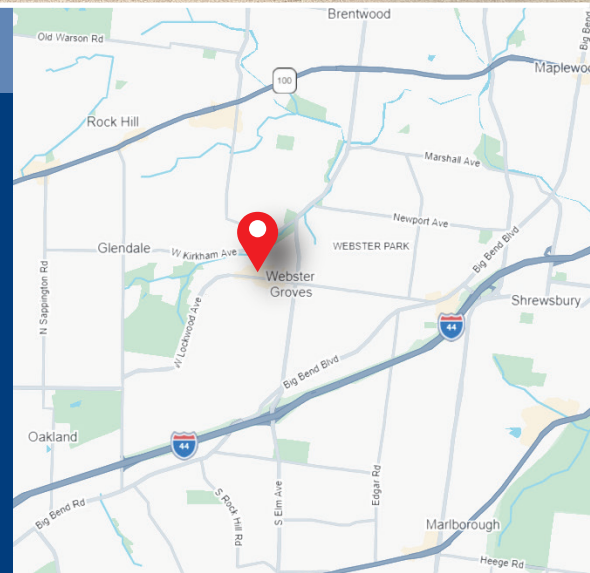
FOR LEASE

BOUTIQUE OFFICE / RETAIL SPACE
15 N. Gore Ave. | Webster Groves, MO 63119



PROPERTY HIGHLIGHTS

- 3,600± Total SF (Two Levels: 1,800± SF Each)
- Dual private entrances allowing independent access to each level
- Five on-site parking spaces for staff and clients
- Street and structured parking for visitors
- High traffic location at Gore & Lockwood Avenue
- Large storefront windows providing natural light
- Side garden/outdoor sitting area
- New, energy efficient HVAC systems
- Strong synergetic business ecosystem
- Walkable to Old Webster's dining and retail district
- **LEASE RATE: \$27.50 PSF FIRST LEVEL**
\$25.50 PSF LOWER LEVEL



CONTACT US:

Dave Morris, CCIM
Senior Vice President
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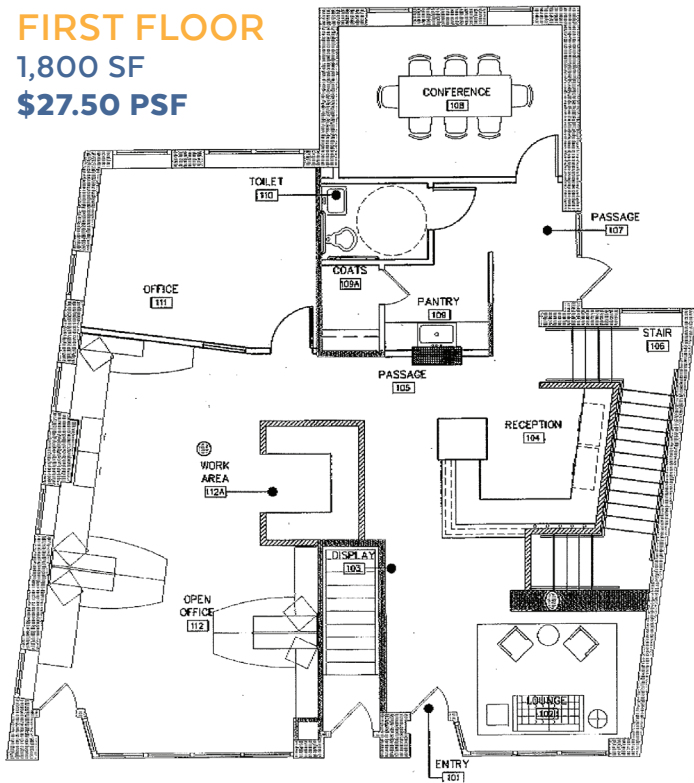


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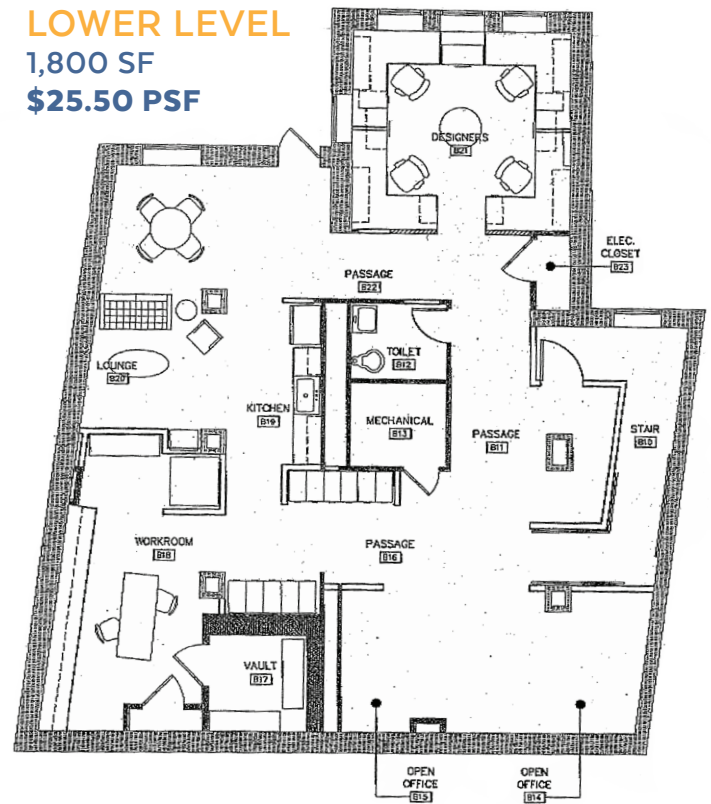
FIRST FLOOR

1,800 SF
\$27.50 PSF



LOWER LEVEL

1,800 SF
\$25.50 PSF



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