



# The Carriage Works

## Retail – Restaurant Suites

3948, 3950 & 3962 Laclede

- 1,700sf–3,400sf
- New Storefront Space in a Historic Building
- High Ceilings & Abundant Daylight
- All-New Sidewalks & Streetscape
- Ample, Off-Street Parking
- Turn-Key Buildouts Available
- **\$25–\$30/sf NNN**

UNDER CONSTRUCTION  
For Spring Occupancy

**Envoy**  
commercial real estate

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# The Carriage Works Location

Where the Central West End and St. Louis University Meet



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Additional information available upon request. Broker makes no representations as to the environmental or other condition of the property. All information received should be independently verified.