

OFFICE SPACE FOR LEASE

Located at Oakville Self Storage Facility

2,250± SF OFFICE SPACE – 2ND FLOOR

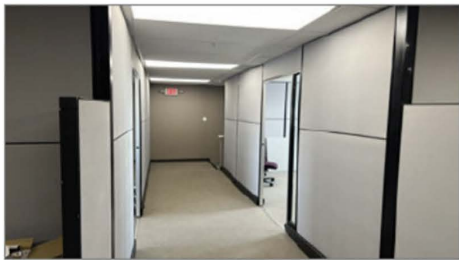


4888 Baumgartner Rd, St. Louis County, MO 63129

Lease Rate: \$11.50/SF

PROPERTY FEATURES

- 2,250± Sq. Ft. Office Space
- Private access with security system
- Mix of private offices and open workspace
- Excellent parking
- Easy access to I-55 and Lemay Ferry Rd



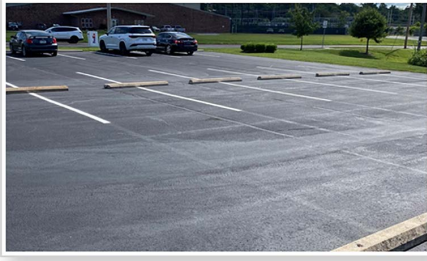
Hallway Access



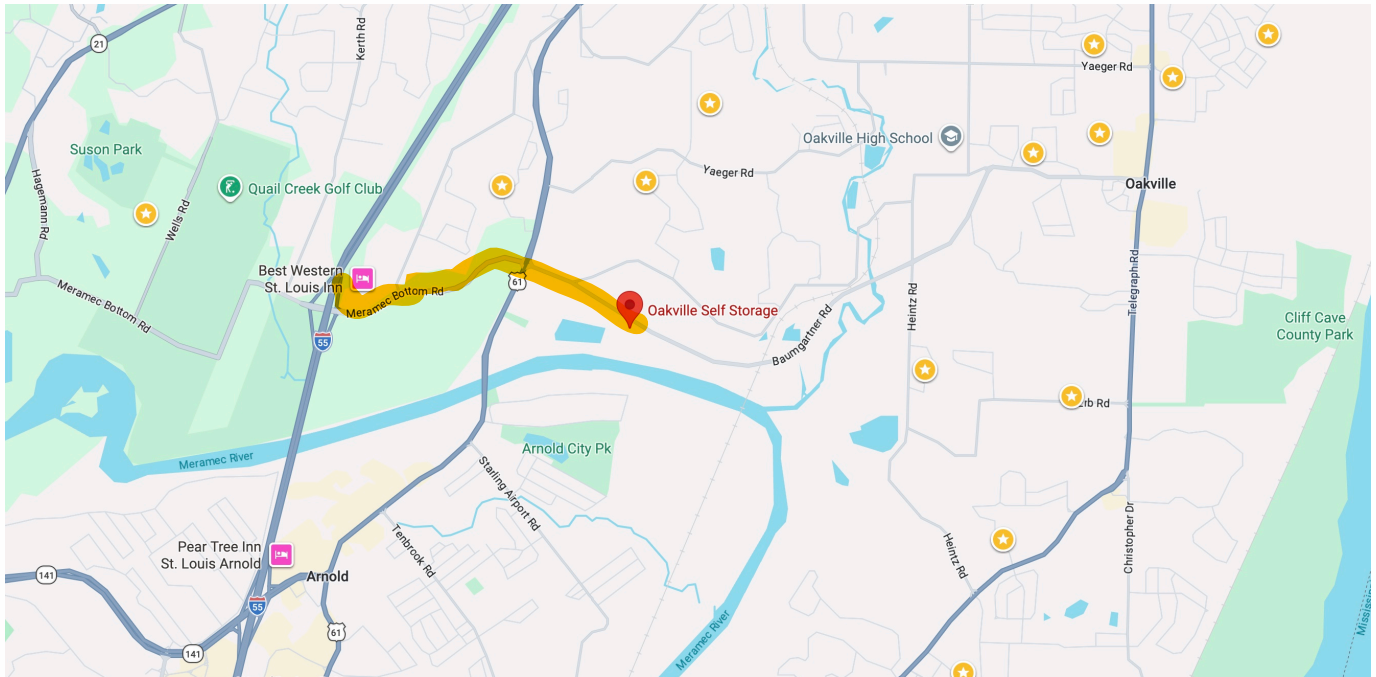
Private Offices



Flexible Layout



REGIONAL LOCATION MAP



TRAFFIC COUNTS

Lemay Ferry Rd: ~24,000 Vehicles Per Day
Strong regional commuter corridor with access via I-55 & I-270

CONTACT

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Information is from appropriate sources but is not guaranteed.