

Redevelopment or As Is Opportunity

Located in the Grove

Office/Lab/Gym/Retail/Flex/Restaurant

3975—4029 Papin Street



- Suitable for a multitude of uses not limited to Office, Flex/Warehouse, Gym, Restaurant, Apartment, Lab and Retail use;
- 10-16' ceilings on the east side of the building; with easternmost portion with a concrete roof (potential rooftop amenity feature);
- Fenced shared Parking Lot on east side of the property;
- Venting for a commercial kitchen in the basement;
- Approximately 36,700± RSF available;
- Located in the Grove area of St Louis, a vibrant business district in the City within walking distance to Cortex;
- Location across from the new residential development;
- Tenants to have 24 hour access to the building;
- Building is fully sprinklered with upgraded fire alarm monitoring;
- Local ownership/management;
- Rates range from \$12-\$16/SF on the first floor and \$8-10 for the basement;
- White boxing a space runs \$2/SF and HVAC is at \$2.50/SF which can be partially amortized into the lease; and
- Minimum lease terms, Rent/SF and Credit will apply.

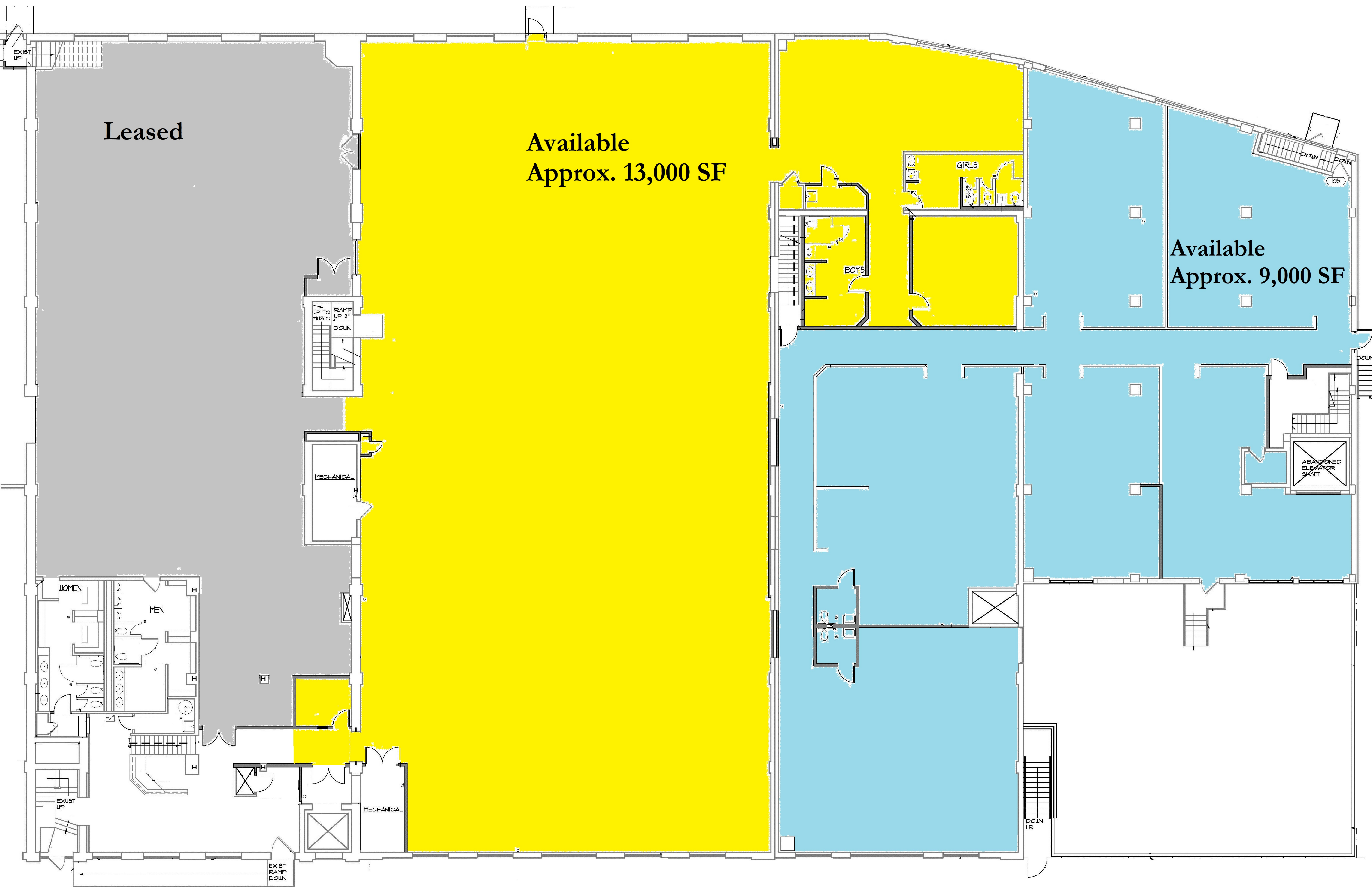
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Papin – Existing “As Is” Floor Plans

WEST SIDE / EAST SIDE



Leased

Available
Approx. 13,000 SF

Available
Approx. 9,000 SF

GIRLS

BOYS

WOMEN

MEN

MECHANICAL

MECHANICAL

ABANDONED
ELEVATOR
SHAFT

East side - Basement

