



FOR SALE/ LEASE

4451-4455 TELEGRAPH RD
SAINT LOUIS, MO 63129



17,898 SF on
1.58 AC



2 Level, Multi-
Tenant Building



Highly Trafficked
Corridor



Pylon Signage
Available



Contact
Broker

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Jackie Hall
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Property Features

- 2-Level Retail/Office Building, 17,898 SF GLA
- Owner/User Opportunity
- Up to 3,762 SF Available For Lease
- Pylon Signage Available

Tenant Index

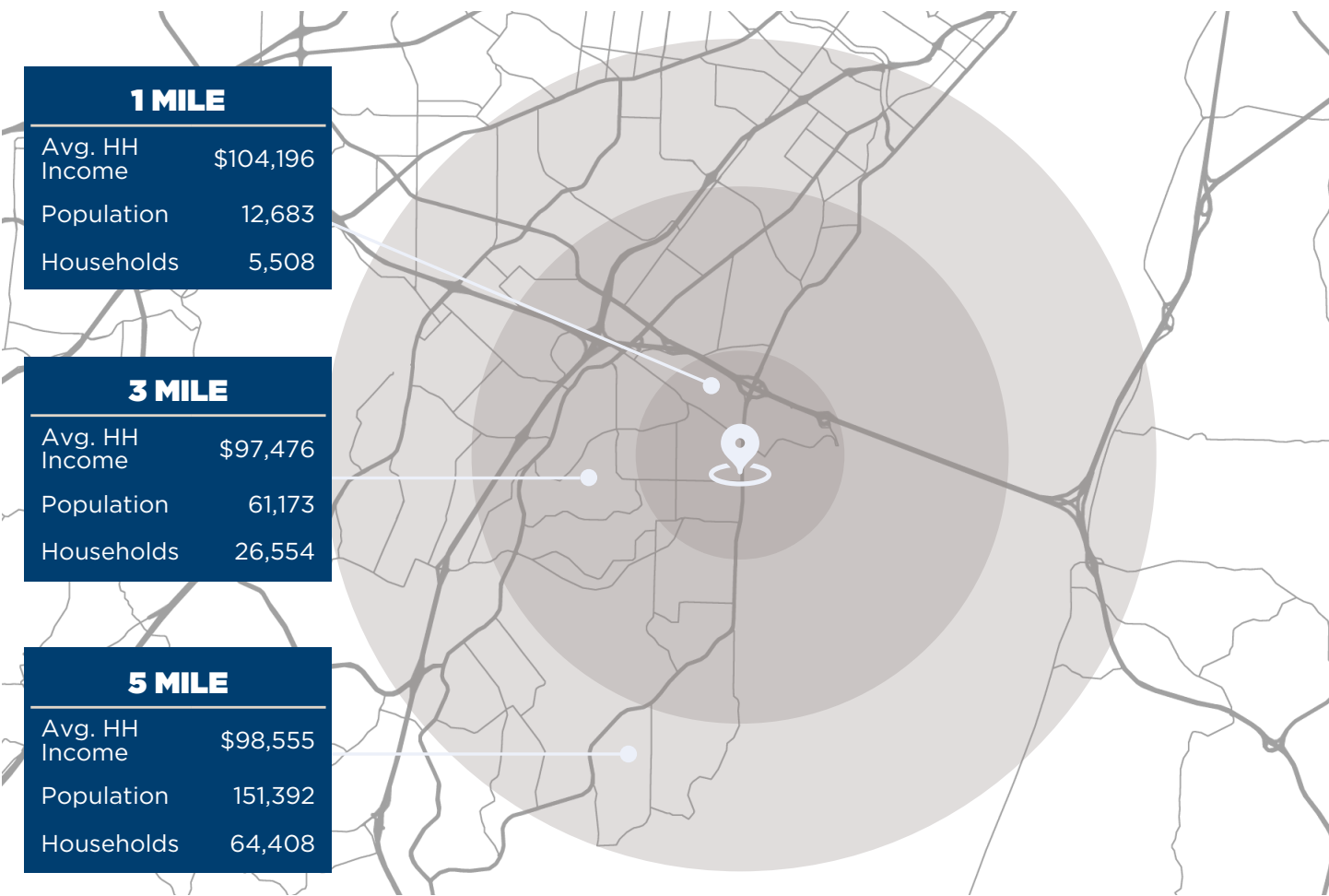
SUITE	TENANT	SF
2ND FLOOR - RETAIL		
200-240	Teal Cannabis	5,650
250-260	St. Louis Pain Center	3,136
1ST FLOOR - OFFICE		
100A	Top Level Cleaning	550
100B	Top Level Cleaning	600
110	Enjoy Your Health	920
120	AVAILABLE	1,254
130	AVAILABLE	1,254
140	AVAILABLE	1,254
150 & 160	RS Financial	2,428

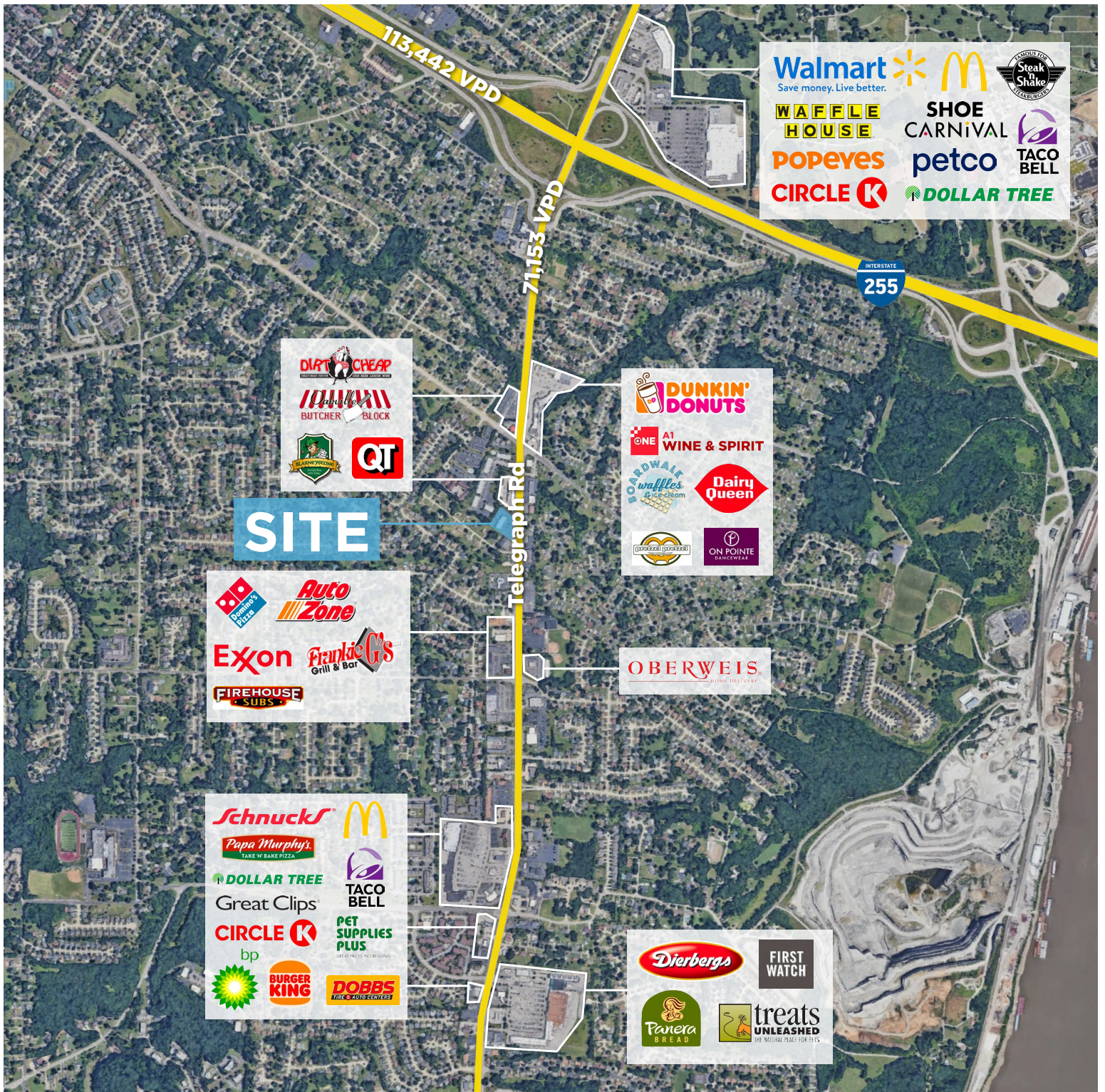
= AVAILABLE
 = LEASE PENDING





Area Demographics





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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.