



**SOUTH COUNTY OFFICE  
SPACE FOR LEASE**

SCAN HERE!



**Caleb Anthonis**

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**Jack Junker**




Phone: 314.647.6611 ext. 132  
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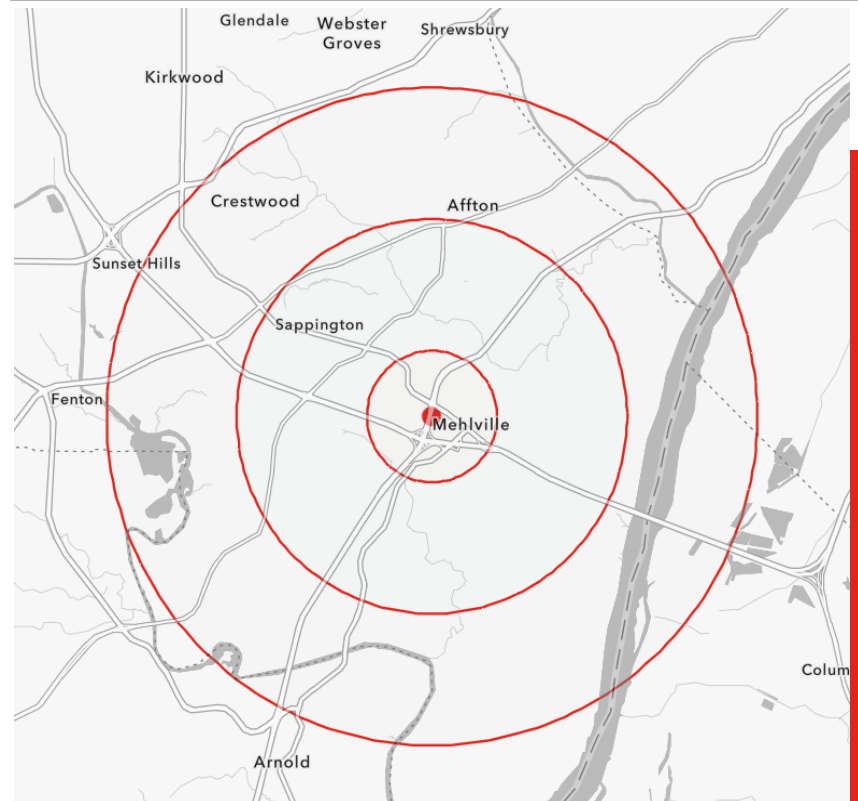
**4173-4193 CRESCENT DRIVE  
ST. LOUIS, MO 63129  
600-1,300 S.F. | \$12.00/S.F. M.G.**

### PROPERTY INFORMATION



- 600-1,300 SQ. FT. OF MOVE-IN READY 2ND FLOOR OFFICE SPACE
- IDEALLY LOCATED RIGHT OFF LINDBERGH AT THE I-55 AND I-270 CORRIDOR
- PERFECT FOR CREATIVE, PROFESSIONAL, AND MEDICAL USE
- ABUNDANT PARKING ON SITE
- 1,300 S.F. TURNKEY MEDICAL SPACE AVAILABLE
- ADA COMPLIANT, 2 BATHROOMS AND 3 PRIVATE OFFICE SUITES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	10,588	94,335	199,822
HOUSEHOLDS 	4,923	41,435	87,656
AVERAGE HH INCOME 	\$95,831	\$109,009	\$113,379



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SITE



4191

4173

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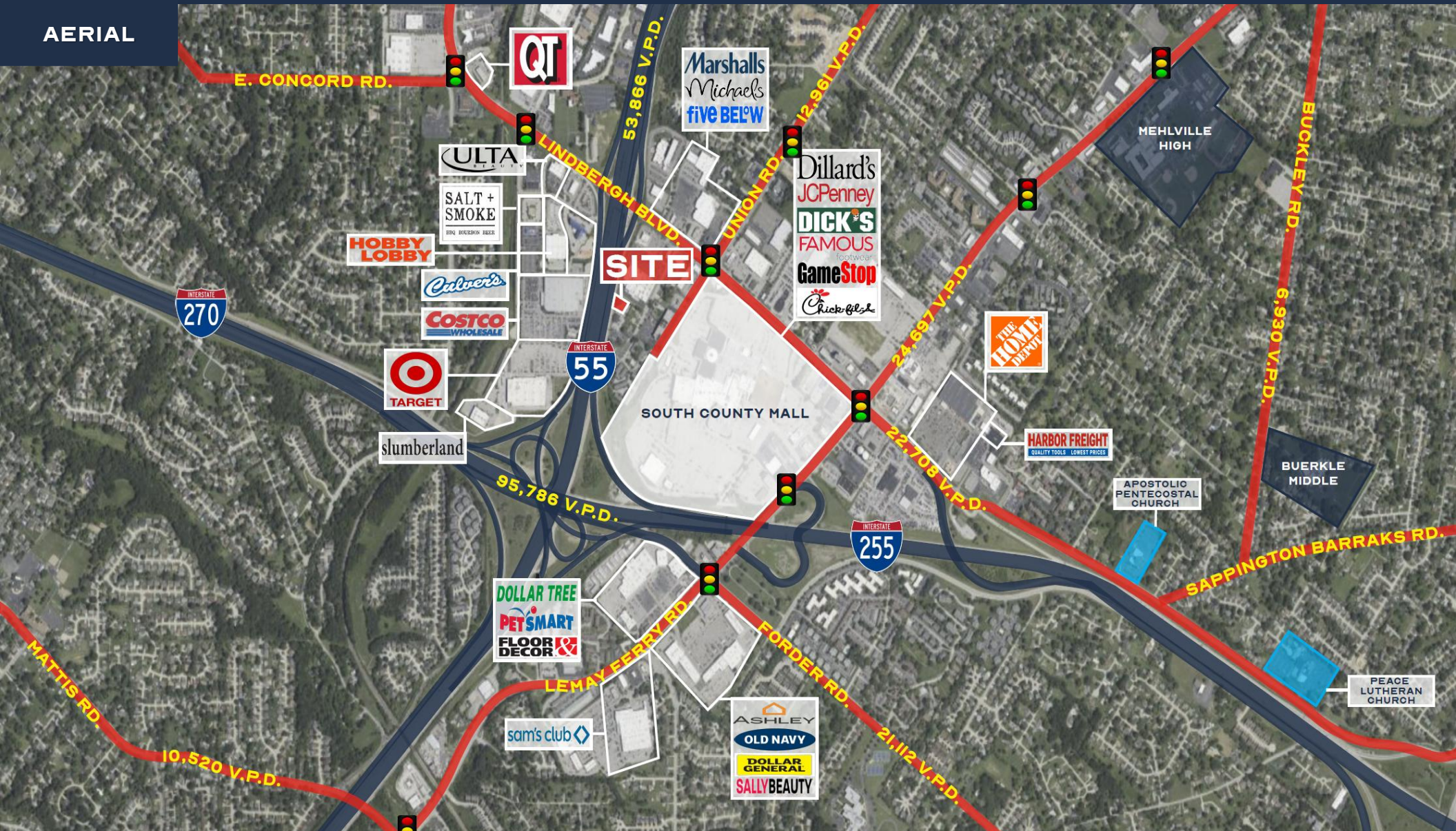
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AERIAL



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