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PAPIN FLEX SPACE

3975-4029 Papin Street | St. Louis, MO 63110



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PROPERTY HIGHLIGHTS

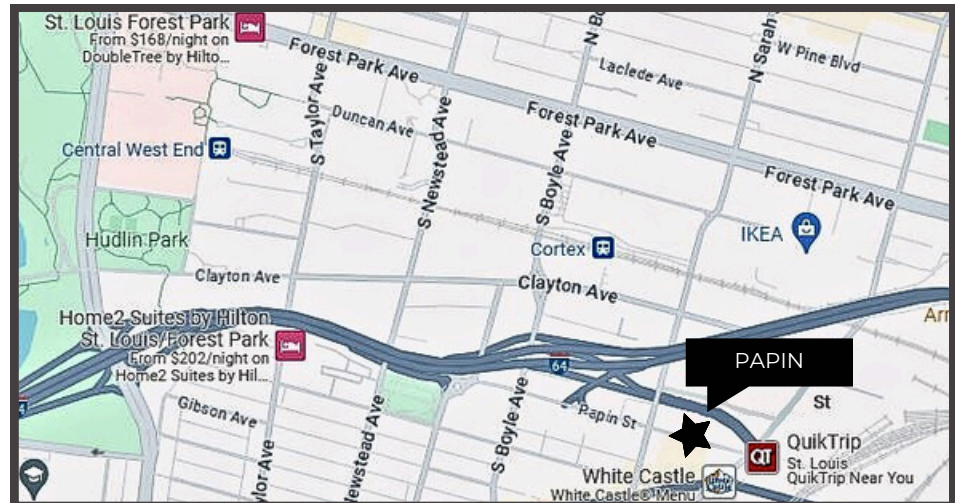
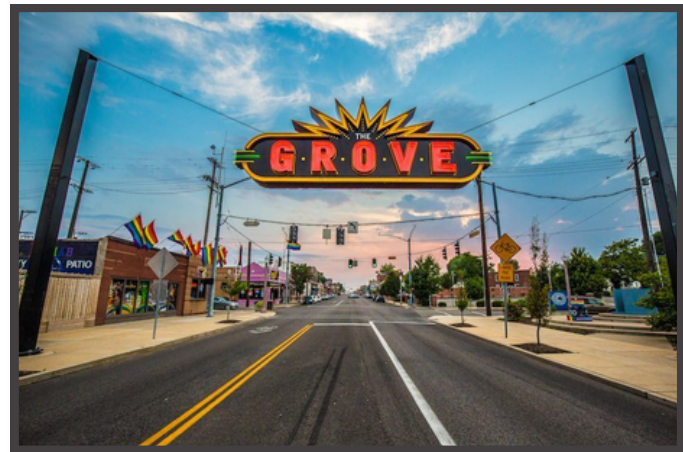
The zoning and location make 3975-4029 Papin suitable for a multitude of uses not limited to Office, Flex/Warehouse, Gym, Restaurant, Apartment, Lab and Retail use. Papin is located in the Grove area of St Louis, a vibrant business district in the City within walking distance to Cortex. The location is also across from a new residential development called Chouteau's Grove with 271 apartments and retail.

Amenities & Features

- 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
- Tenants 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
- Space is fully temperature controlled
- Minimum lease terms, Rent/SF and Credit will apply

BUILDING INFORMATION

PAPIN STREET AT-A-GLANCE	
Year Built	1950
Net Rentable Area	150,000 +/- SF
Divisible?	Yes
Floors	3
Parking Ratio	0.95/1,000



Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is related to owner. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

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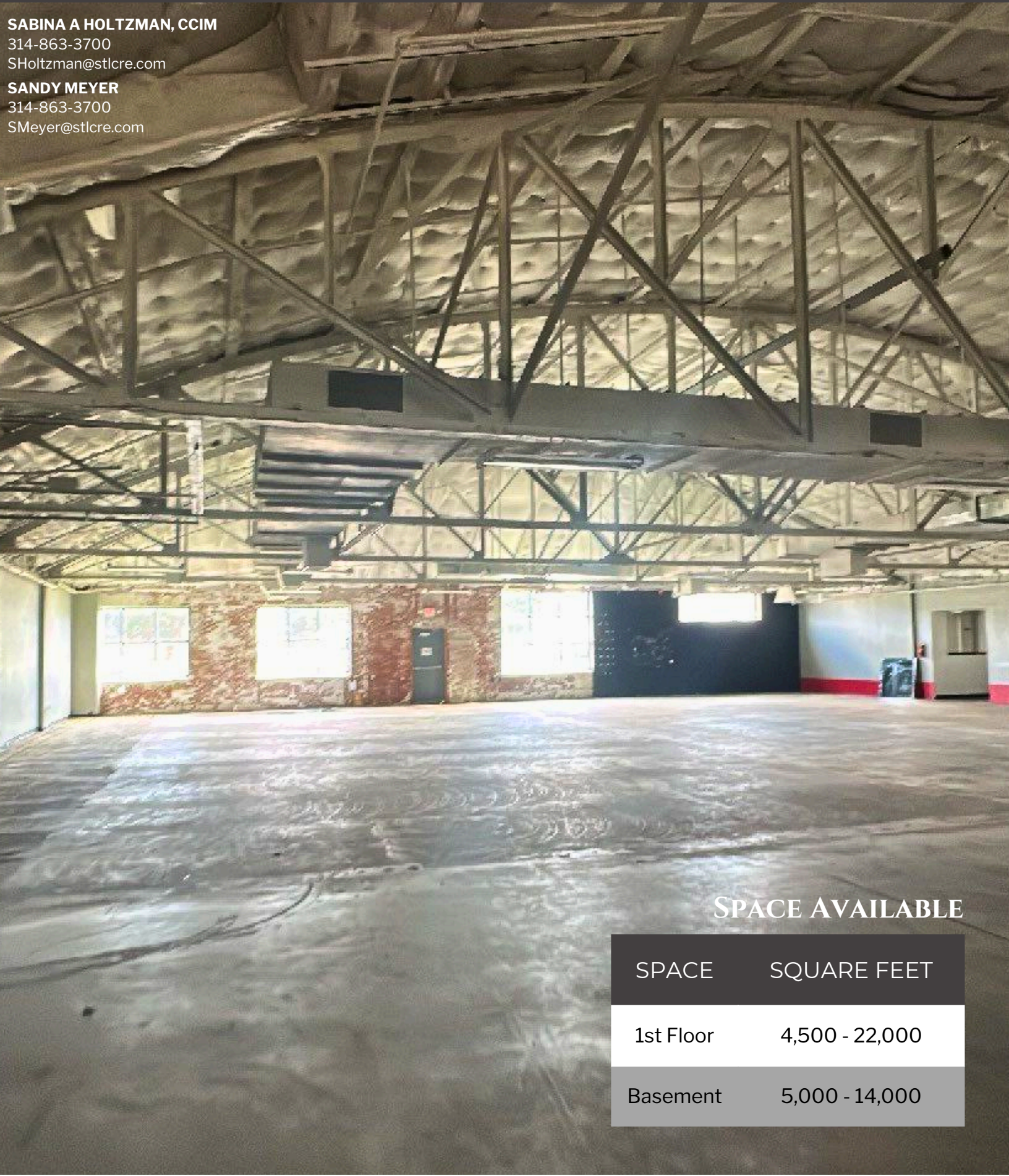
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SPACE AVAILABLE

SPACE	SQUARE FEET
1st Floor	4,500 - 22,000
Basement	5,000 - 14,000

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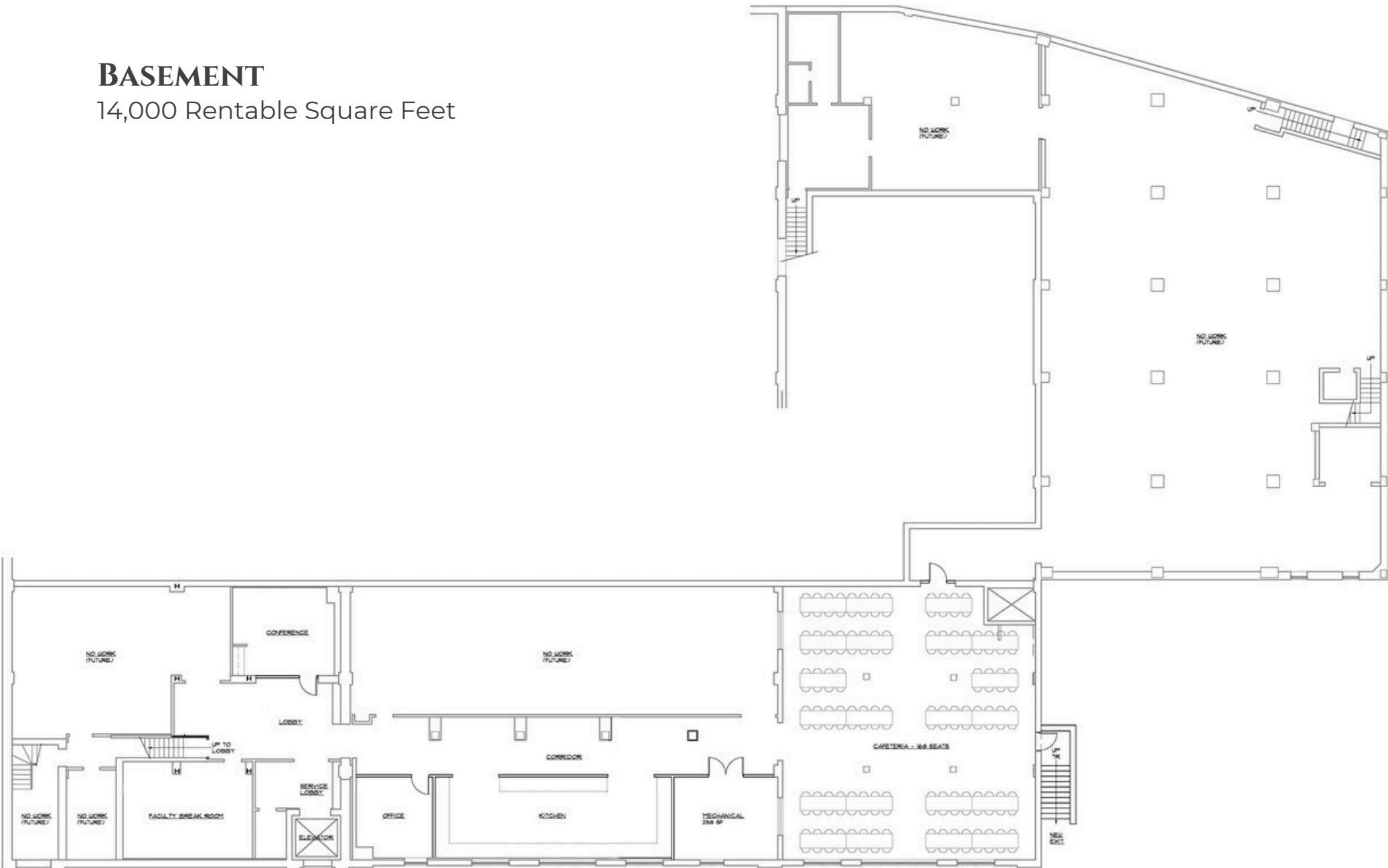
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR

22,000 Rentable Square Feet

BASEMENT

14,000 Rentable Square Feet



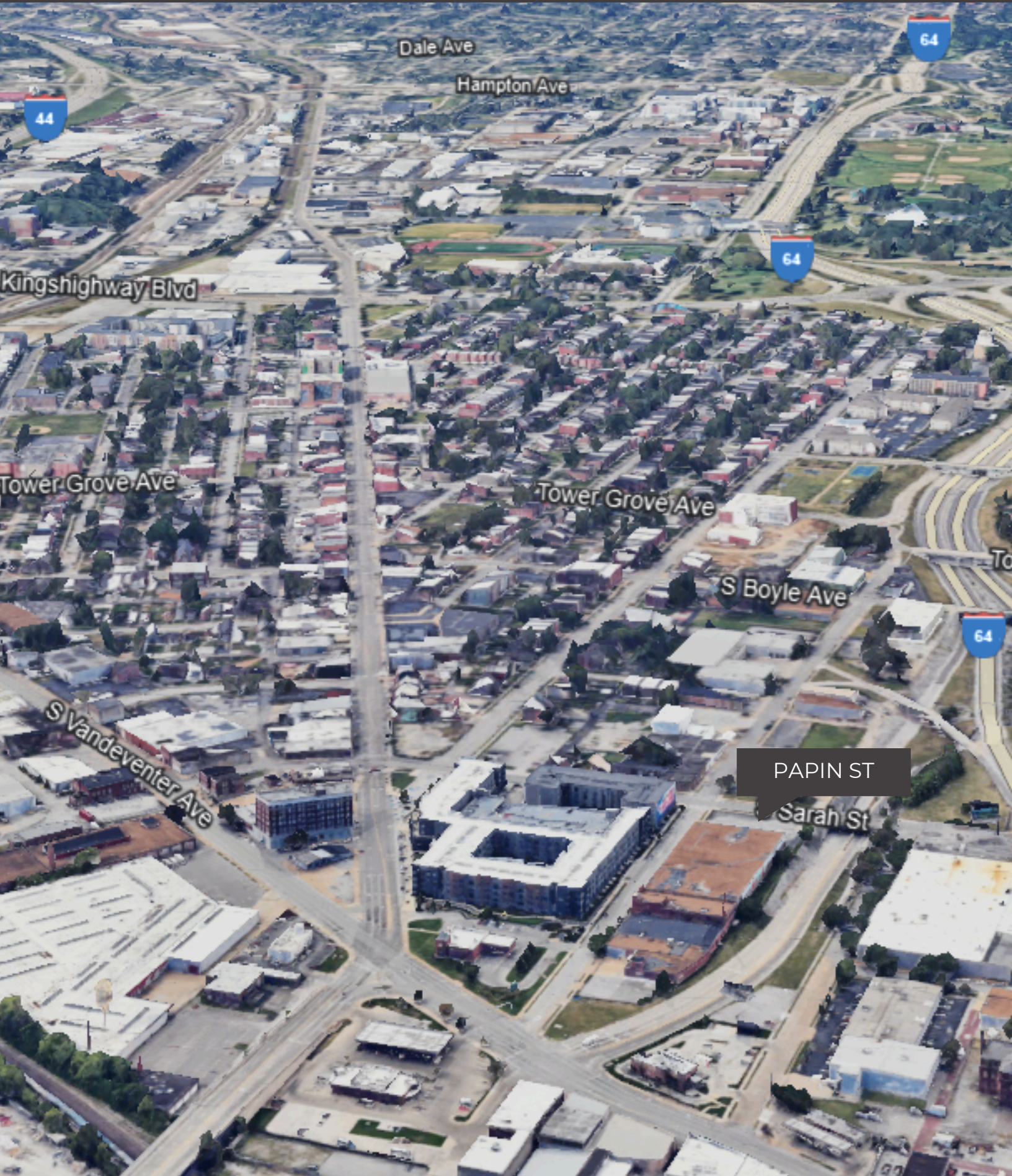
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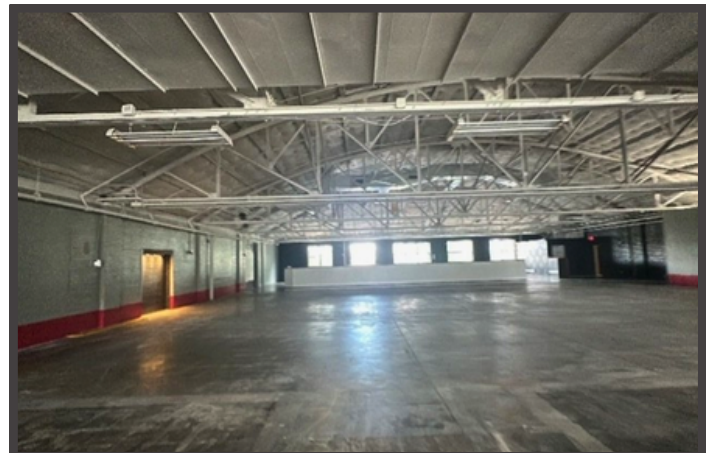
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3975-4029 Papin



Basement

First Floor