

FOR LEASE

1,200 & 2,758 SF OFFICE/RETAIL

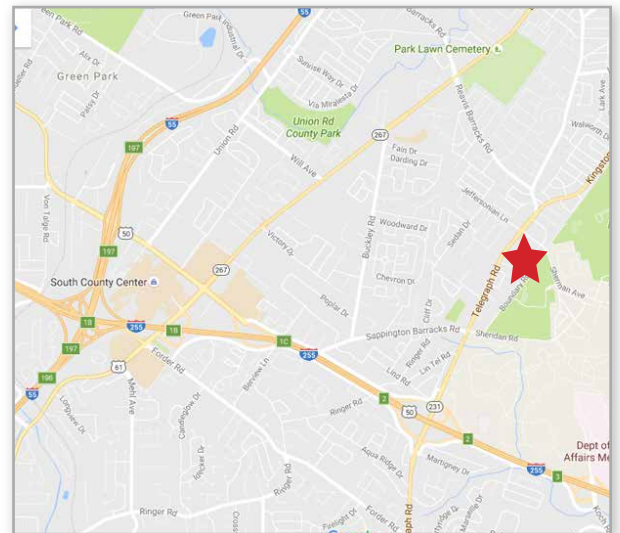
2716 TELEGRAPH RD | ST. LOUIS, MO 63125



- Two office/retail suites available for lease:
 - 2,758 SF - first level
 - 1,200 SF - walk-out lower level
- 4.5/1,000 SF parking ratio
- Prominent visibility along Telegraph Rd with over 19,000 vehicles per day
- Monument signage available
- New roof July 2016
- Also available for sale

LEASE RATE: \$15.00/SF GROSS

John T. McDonald, Jr
2716 Telegraph Rd, Suite 105
Saint Louis, MO 63125
314.200.6135 Office
314.495.1039 Mobile
314.200.6221 Fax
Email: john@4950realestate.com



49/50 REAL ESTATE | 2716 TELEGRAPH RD | ST. LOUIS, MO 63125 | PHONE: 314.200.6135 | WWW.4950RealEstate.COM

The information above has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.