

SALIENT | **FOR LEASE**
REALTY GROUP

**BUILDING TO BE
COMPLETELY
RENOVATED**

- All New Storefronts
- All New Interior Finishes
- Signage Opportunities

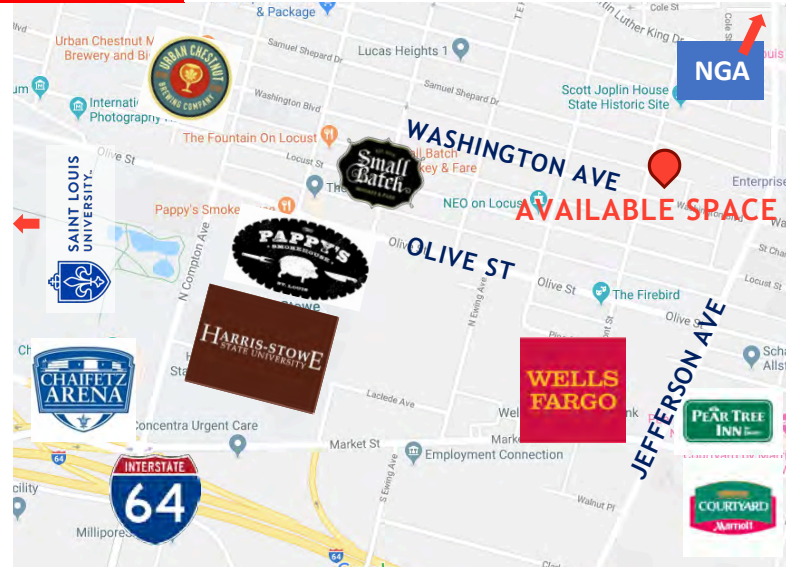


2657-59 WASHINGTON
ST. LOUIS, MO 63103

RETAIL/CREATIVE OFFICE
2,550 - 5,100 SF AVAILABLE

LEASE RATE
\$16.50/SF NNN

- Owner Will Build to Suit
- High Profile Location on Washington Ave
- Located in Historic Midtown Alley
- 2 Suites Available or Can Combine
- Perfect for Creative Offices, Retail, or Restaurant
- Some rear parking and ample street parking



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PRESIDENT, DESIGNATED BROKER

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

SUITE AVAILABILITY

SUITE 1 -

1st Floor (East Side)

2,550 SF Available

\$16.50/SF NNN

SUITE 2 -

1st Floor (West Side)

2,550 SF Available

\$16.50/SF NNN

Lease rates are subject to the future tenant's build out needs

PHOTOS OF SIMILAR PROJECTS BY OWNER

Below are several examples of spaces the owner has created for their tenants. Please call listing broker to learn more.

