

# FOR LEASE

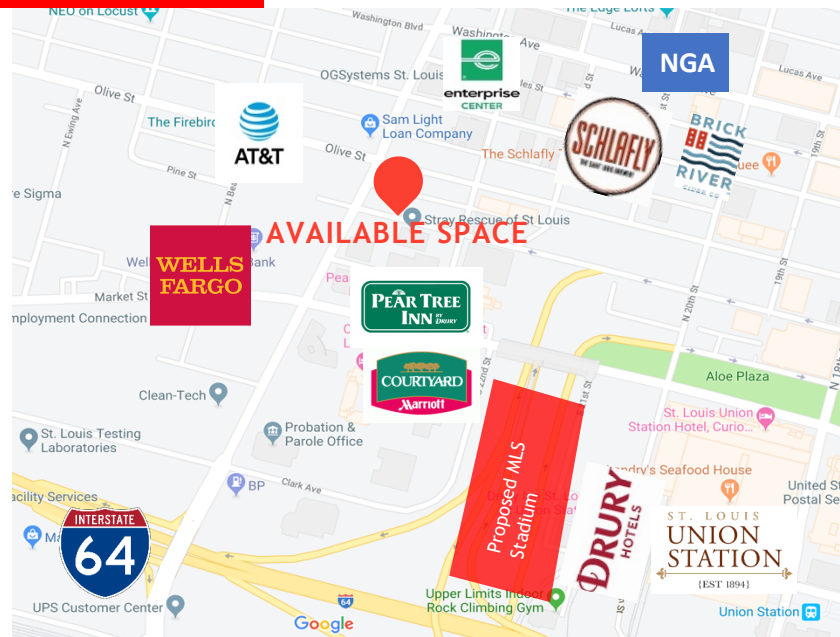


**2315 PINE ST**  
 ST. LOUIS, MO 63103

**OFFICE**  
 1,196 +/- RSF

**LEASE RATE**  
**\$1,495/mo + NNN**

- Freshly Updated Office Space
- Located in Downtown West, very close to new MLS Stadium Location, Schlafly's Tap Room, Union Station
- 5 Off Street Parking Spaces at \$50/Space per Month, Additional Street Parking Available
- Easy access to I-64
- One Private Office or Conference Room and One Kitchenette Area
- Useable SF: 1,150  
 Rentable SF: 1,196





# AERIAL PHOTO



# INTERIOR PHOTOS



1000 S NEWSTEAD AVE | ST. LOUIS, MO 63110  
WWW.SALIENTREALTYGROUP.COM

GAREN LAFSER

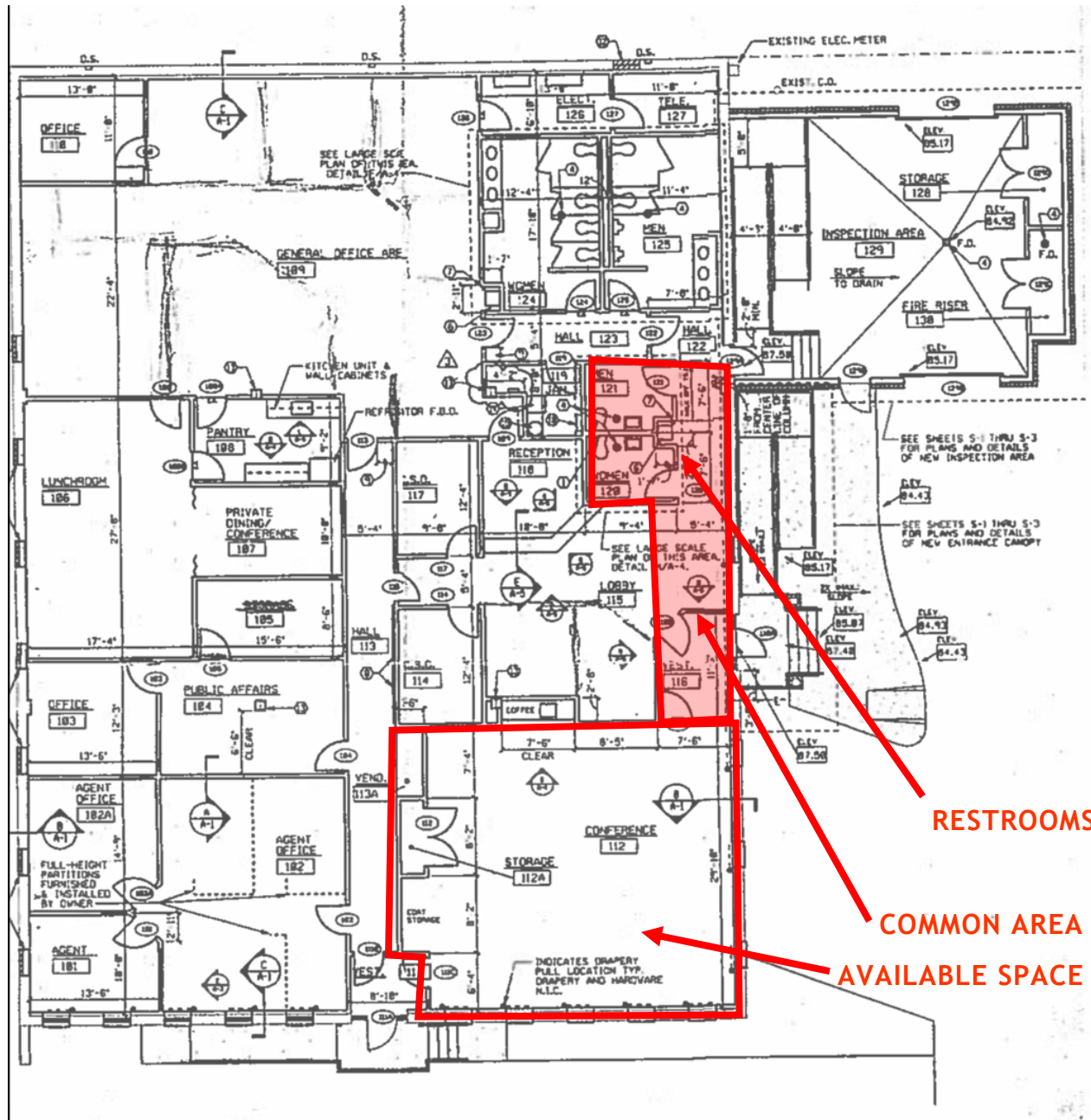
314.374.3687

GLAFSER@SALIENTREALTYGROUP.COM  
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.



# FLOOR PLAN



## NNN COST BREAKDOWN

\$1.96/SF	Taxes (2019)
\$0.31/SF	Insurance
\$0.56/SF	CAM (estimate)
<b>\$2.83/SF</b>	<b>\$282.06/mo Total</b>