

**FOR LEASE**

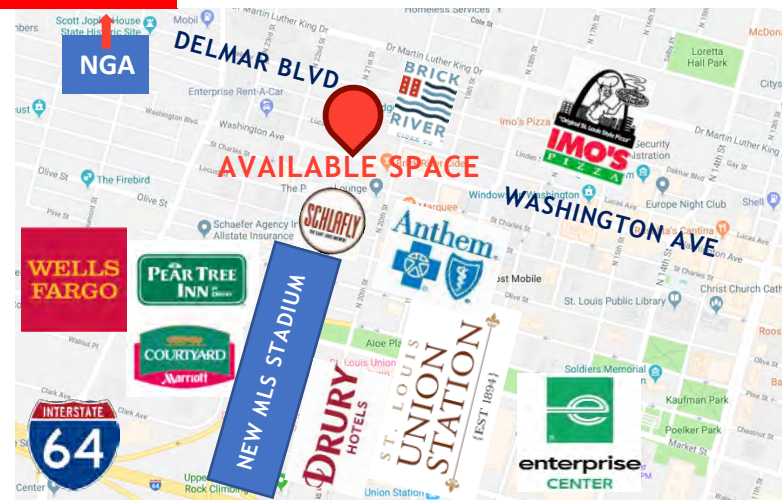


**2035 WASHINGTON AVE**  
ST. LOUIS, MO 63103

**RETAIL/OFFICE**  
+/- 3,563 - 7,127 SF

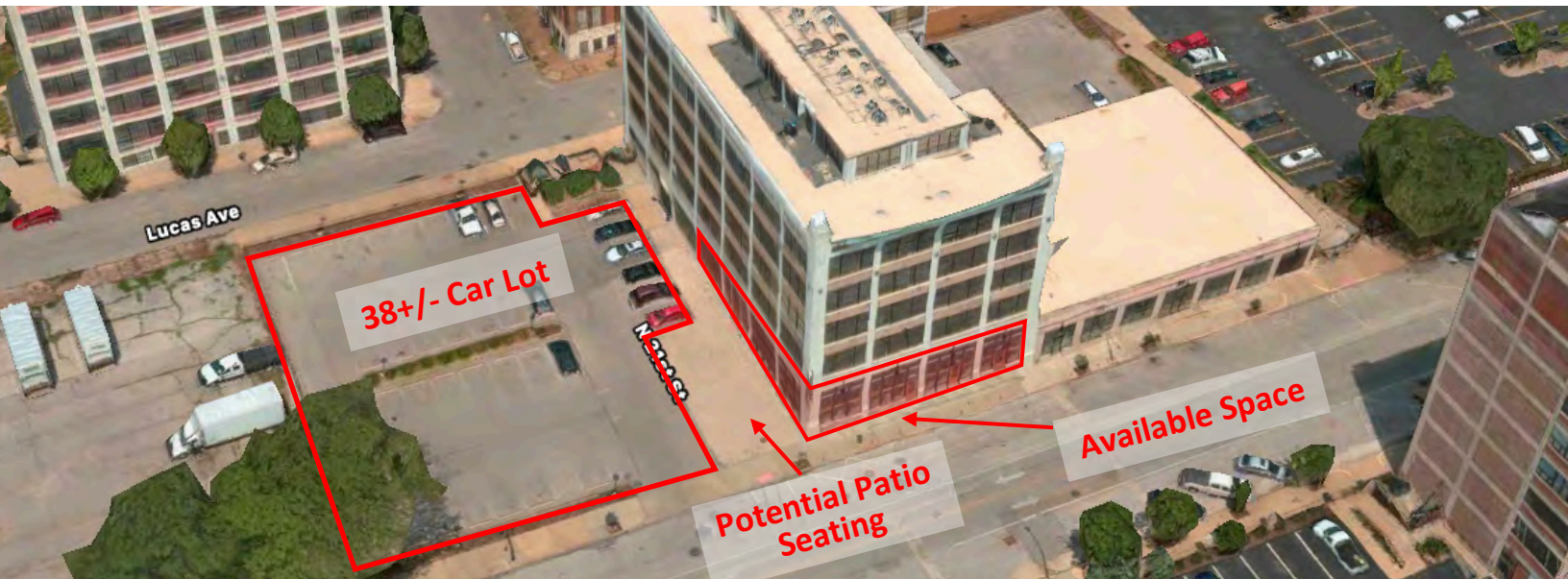
**LEASE RATE**  
**\$6/SF NNN**

- Beautiful Retail/Restaurant/Office/Event Space
- Located in Booming Downtown West
  - 4,000+ Residential Units in Neighborhood
  - Huge Pipeline of New Development in Area
  - Close to New MLS Stadium
- 38+/- Off Street Parking Lot, Additional Street Parking Available
- Great Patio Seating Potential
- Potential to divide the total space into 2 units
- Brand new HVAC and ADA Restrooms





## AERIAL VIEW



## INTERIOR PHOTOS



## PROPERTY NOTES

- Potential to divide space
- Fully occupied apartment/condo building above
- Perfect for event space, café/restaurant, retail, creative offices, etc.
- Brand new HVAC and ADA Restrooms
- Potential TI allowance available for approved tenants at negotiated rate
- 19 foot ceiling height on main level

## NNN BREAKDOWN

\$1.17/SF Taxes  
\$1.66/SF Condo Fee (includes maintenance & insurance)  
**\$2.83/SF Total**



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

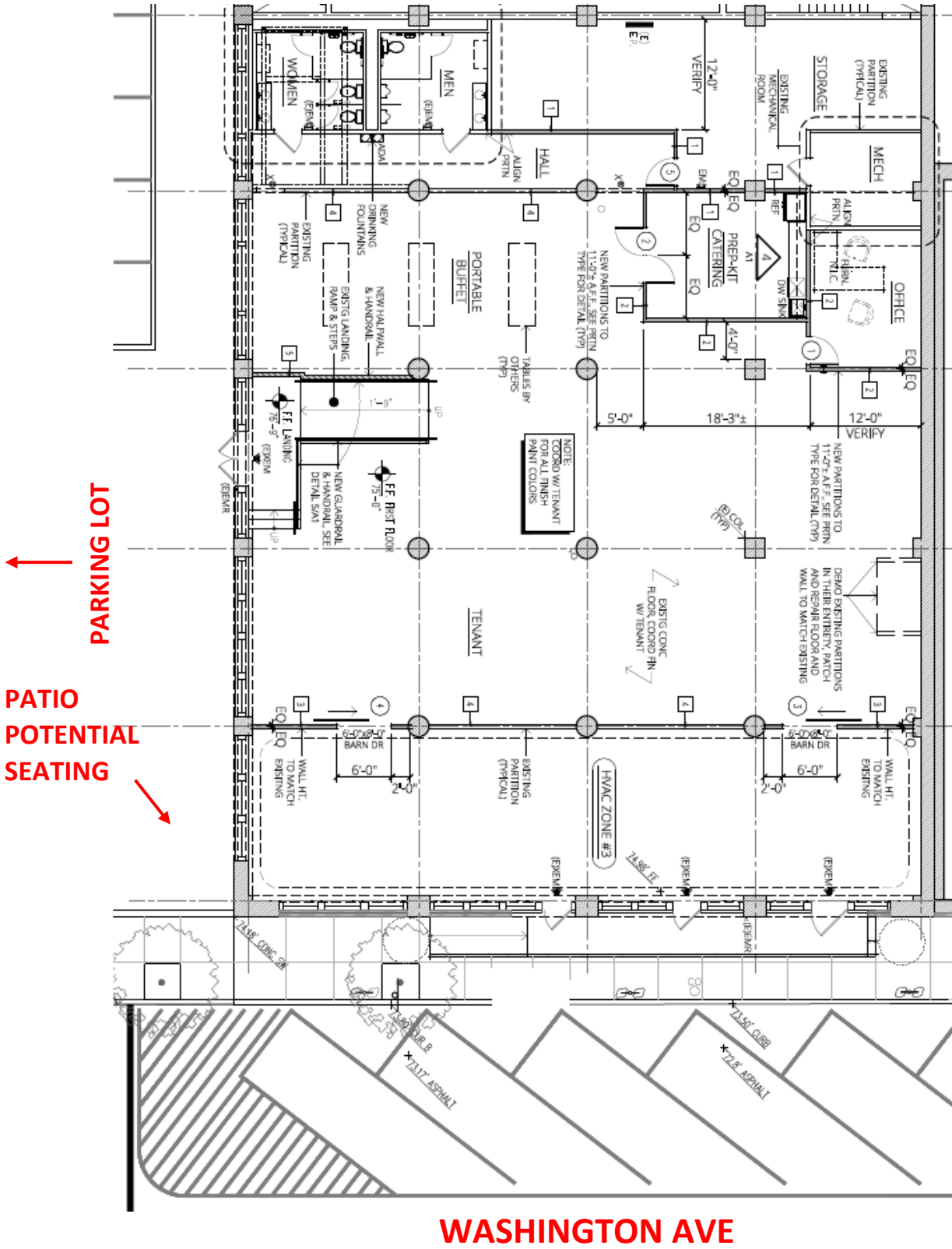
GAREN LAFSER

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



WASHINGTON AVE



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.