

1210 Washington Avenue  
DOWNTOWN ST. LOUIS

**SECOND FLOOR OFFICE SUITE - FOR LEASE**



**LOCATED IN "SWEET SPOT" OF WASHINGTON AVE. | OPEN FLOOR PLANS | 10½ FOOT CEILINGS**



## BUILDING HIGHLIGHTS

- 24-Hour Access
- Open Floor Plans
- 10½ Foot Ceilings
- Security Controlled Access to Building
- All Utilities Included in Rent or NNN
- Common Restrooms
- High-Speed Internet Available
- Curbside Meter Parking
- Parking Garages Nearby



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS

For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

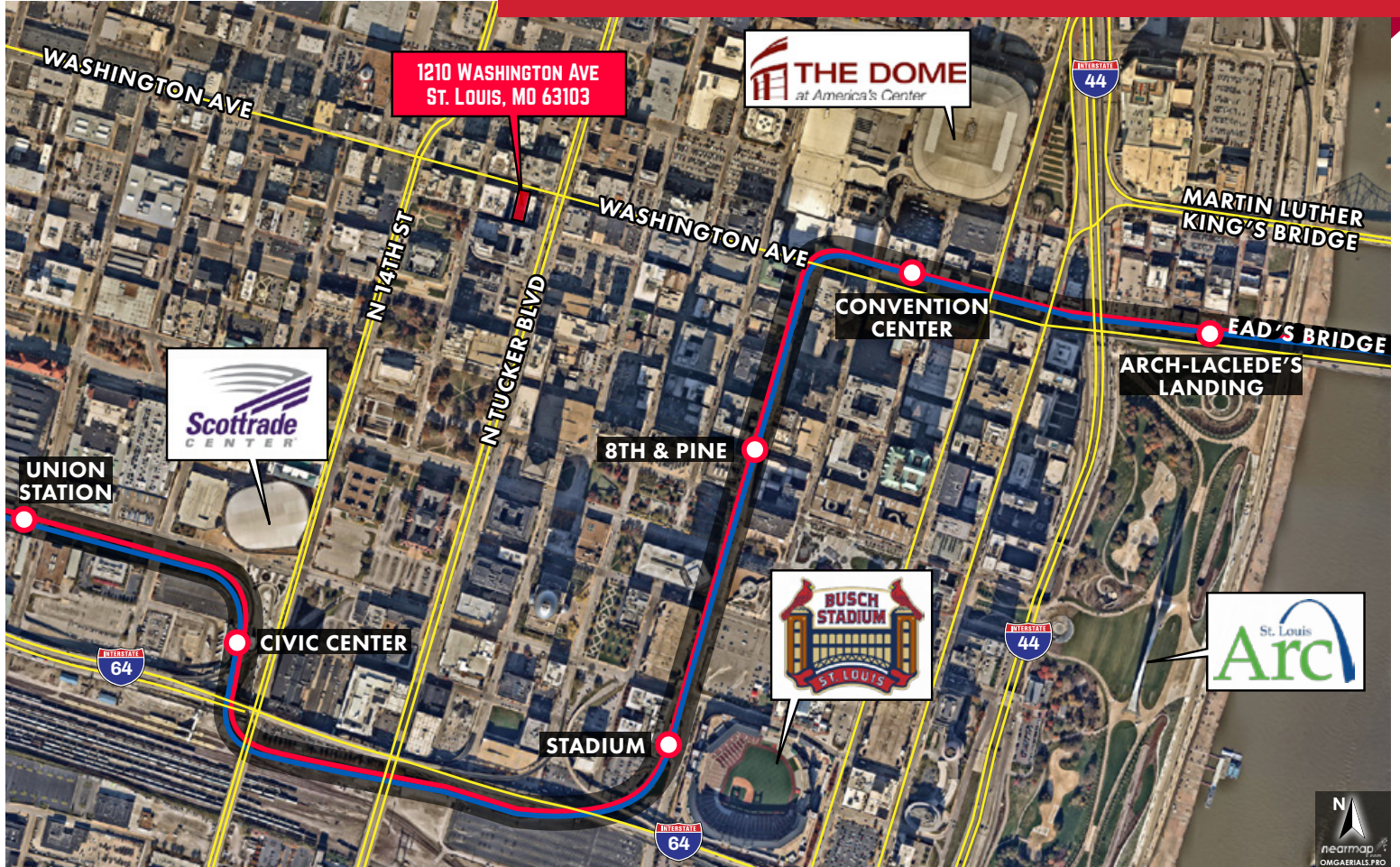
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DOWNTOWN ST. LOUIS

## SECOND FLOOR OFFICE SUITE - FOR LEASE



### ST LOUIS HIGHLIGHTS

- More than 90,000 people work in Downtown St. Louis-largest employment center in the region
- Home to 11 Fortune 1000 Companies
- 7 out of 10 regions largest Advertising, Marketing, and PR Firms located in Downtown St. Louis
- 11 out of 15 regions largest Architecture Firms located in Downtown St. Louis.
- 6 out of 10 regions Accounting Firms located in Downtown St. Louis
- 7 out of 10 regions Law Firms located in Downtown St. Louis.
- The fastest Growing Residential neighborhood in the City-18,000+ Residents
- 7.2% Population Growth last year
- Downtown St. Louis is Home to T - Rex Incubator, Arch Grants, Numerous Accelerators, Saint Louis Fashion Incubator, Co-working Spaces, Venture Capital Firms, and over 300 Innovative Companies. Downtown St. Louis has emerged as a national tech hub with a highly skilled workforce.
- Make The **Littleton Building** at 1210 Washington your new business Address !!

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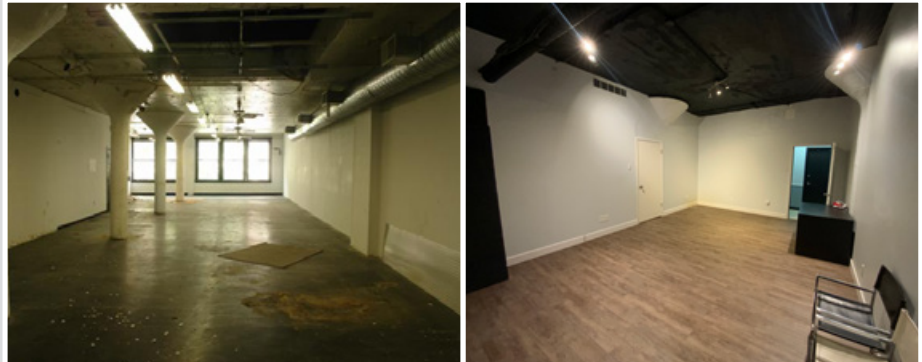
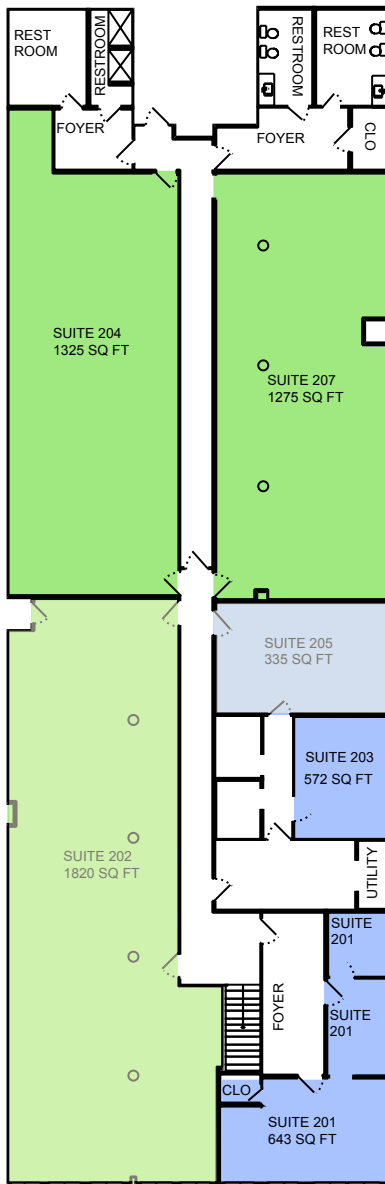
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**AVAILABILITIES**



**■ Suite 202 - 1,820 SF - Monthly Rent \$12 PSF**

- Rent-\$12 PSF MG
- 26-Foot Washington Ave Window Line
- Loft Style Open Floor Plan-10'6" Ceilings

Suite 202 is approximately 1,820 SF and has great Washington Ave. window line. Very Creative "Loft" style office space with individual HVAC servicing area. The office is approximately 27' X74' -1820 SF

**■ Suite 205 - 335 SF - Monthly Rent \$595**

- Rent-\$595 Monthly MG
- Standard Office Finish-Single Room-22'X14'

Large Open Floor Plan. Bright lite with two large exterior windows and LED strip lights. Free use of common kitchenette/conference room. Monthly rent includes all utilities except phone and internet. The office is approximately 22' X 14'-335 SF



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