

25 W. Moody
WEBSTER GROVES, MO

THE AUDREY PROFESSIONAL OFFICE FOR LEASE



\$27 PSF NNN

LOCATED IN OLD WEBSTER BUSINESS DISTRICT NEXT TO LLYWELYN'S PUB



WHY RENT OLD WHEN YOU CAN HAVE NEW!!!

- Newly Renovated Interior and Exterior-2024
- New Reserved Stripped 18 space Lot
- New 2-EV Charging Stations
- New Security Exterior Camera System
- New Security Alarm System
- New HVAC and Supplemental HVAC in Conference Room
- New Suspended Ceiling
- New LED Lighting
- New Marvin Insulated LowE-3 Glass Windows
- New Kitchenette Fixtures and Tile
- New Restrooms Fixtures and Tile

DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population	12,329	100,844	283,208
Households	4,497	45,038	126,117
Average HH Income	\$136,279	\$111,127	\$109,263
Number of Business	618	4,941	12,903
Number of Employees	7,377	60,271	179,918



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

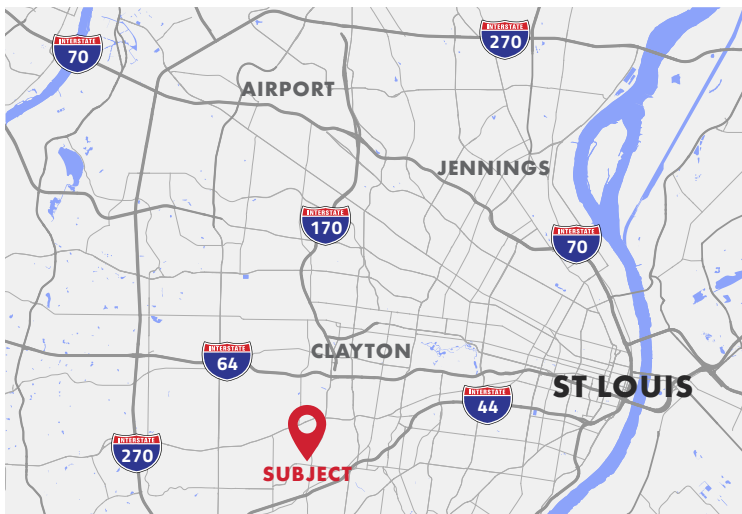
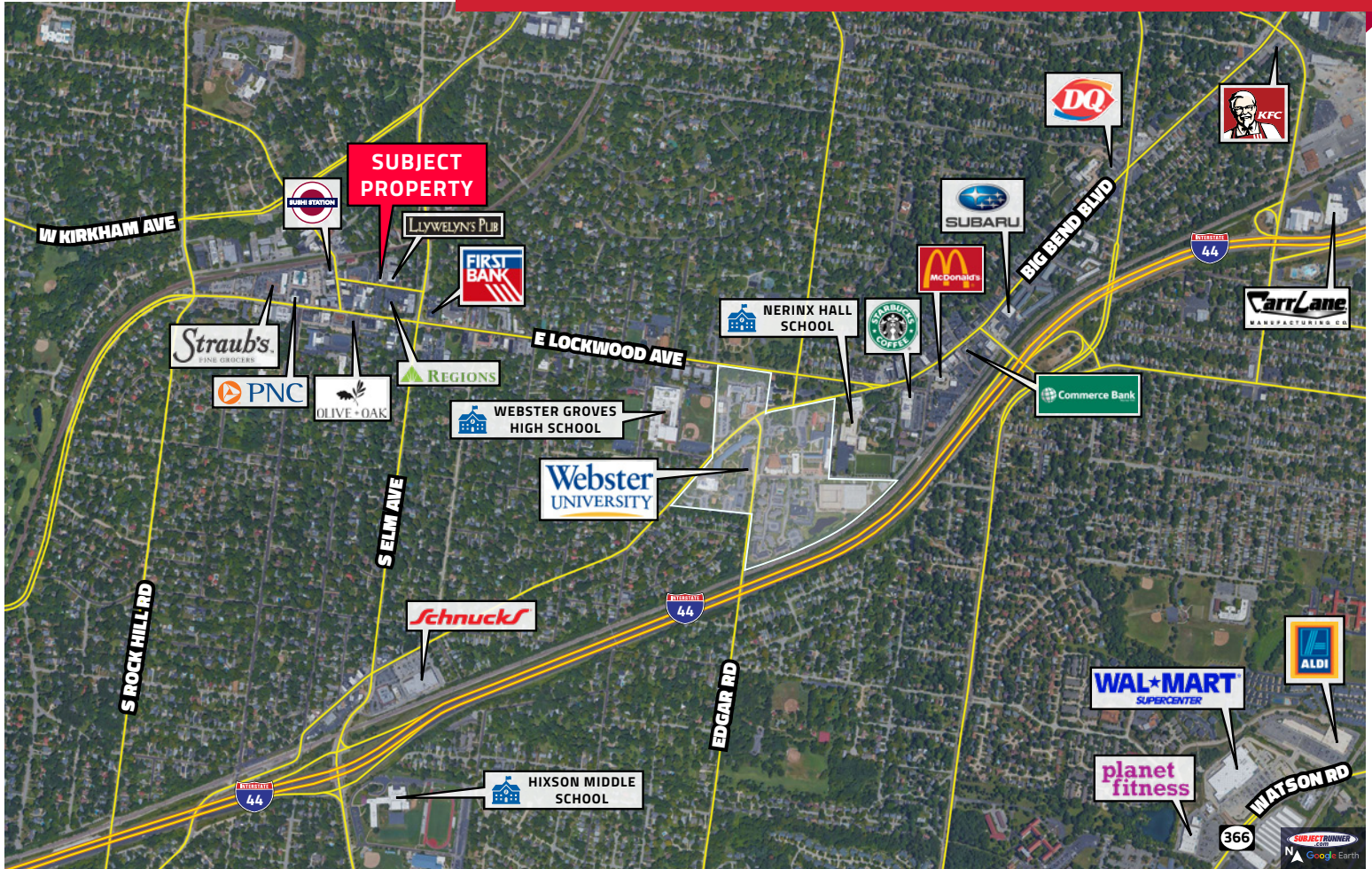
E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



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LOCATION OVERVIEW

The Audrey is a 2500 SF Professional Office located on West Moody Ave in the heart of the Old Webster Business District. The Old Webster Business District is home to Straub's Market, and many dining options including Olive + Oak, The Block, The Clover and The Bee, Sushi Station, St. Louis Bread Co, and many more.

Old Webster is also home to many national financial institutions including PNC, Chase, US Bank, and Regions. Then there are the quaint shops, gallery's, record stores, coffee shops, and countless other professional businesses, making this one of the most prestigious communities to locate your business.

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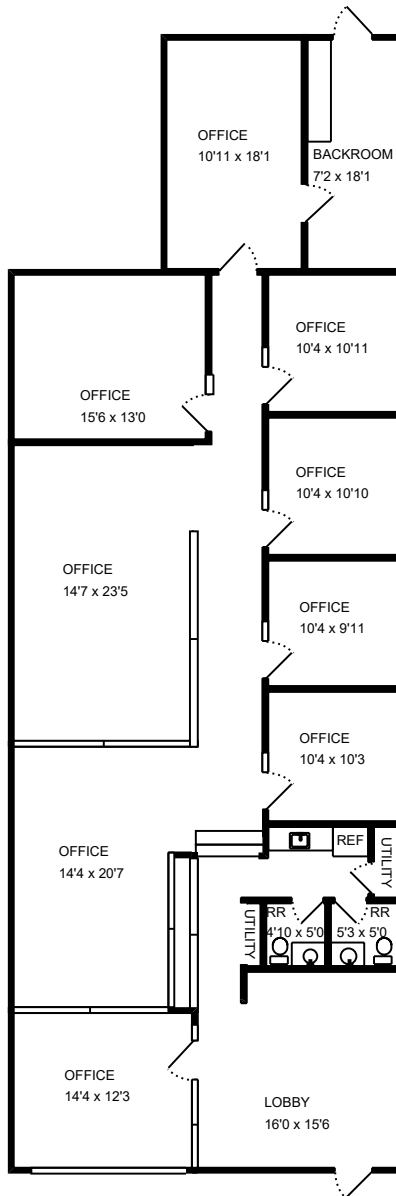
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2500 SF PROFESSIONAL OFFICE



LEASE TERMS

- \$27 Per Square Foot NNN
- \$5.65 NNN Expense
- Tenant Pays Electric and Natural Gas
- Tenant Pays Security Monitoring Expense
- Tenant Pays Janitorial
- Landlord shall provide a \$10,000 TI Allowance



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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