

3002 S Jefferson Ave  
ST. LOUIS, MO 63118

**FOR LEASE**



**TOTAL MONTHLY RENT: \$475-\$495**



## PROPERTY HIGHLIGHTS

Located in the trendy Benton Park West Neighborhood of S. St. Louis. 3-blocks south of Gravois Ave and 7 blocks west of I-55 on Arsenal Street, at the intersection of Jefferson Ave and Crittenden Street. The property is located on two Metro Bus Routes, #11-Chippewa, and #30 Arsenal, and is only 3 minutes from I-55 Exit 206 /Arsenal Street. This is a great location with many restaurants and amenities located nearby, including a US Post Office only 3 blocks north of the property.

- Jefferson Ave Office Suites
- 17 Space Private Parking Lot in the Rear of the Building
- Great Benton Park West Location
- 1st and 2nd Floor office available
- Kitchenettes and Restrooms on each floor
- 24/7 Access to the Offices
- Located on 2 Metro Bus Routes 11 & 30



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

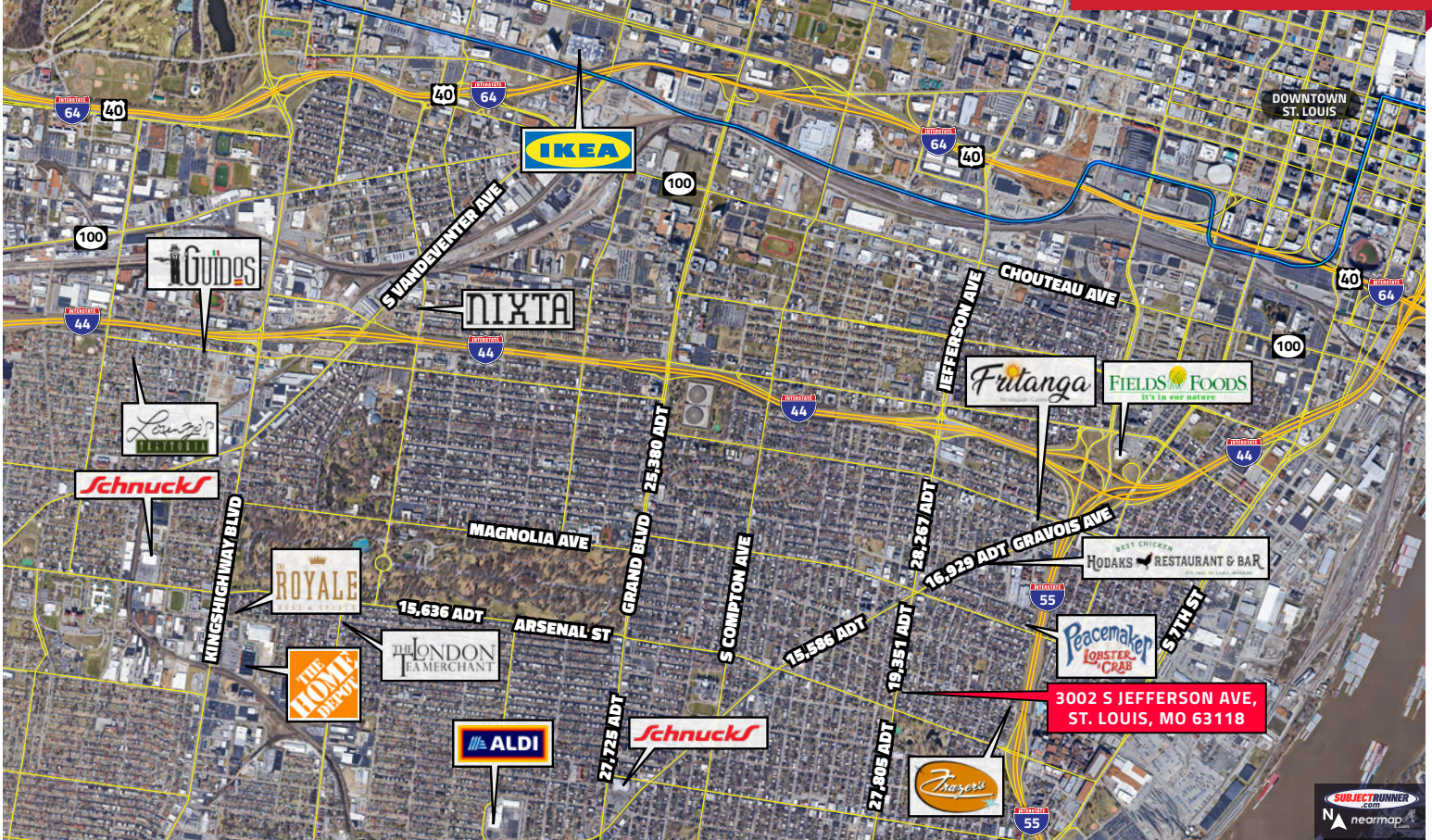
E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)



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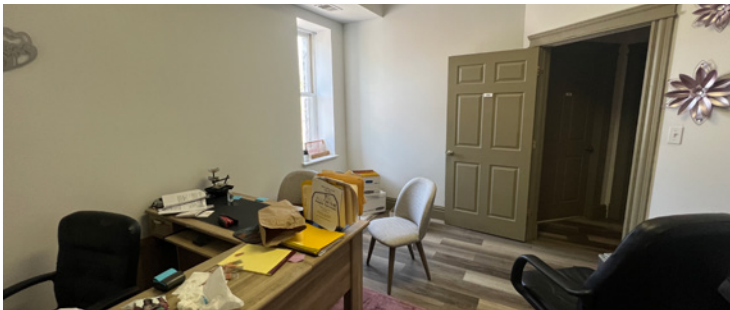
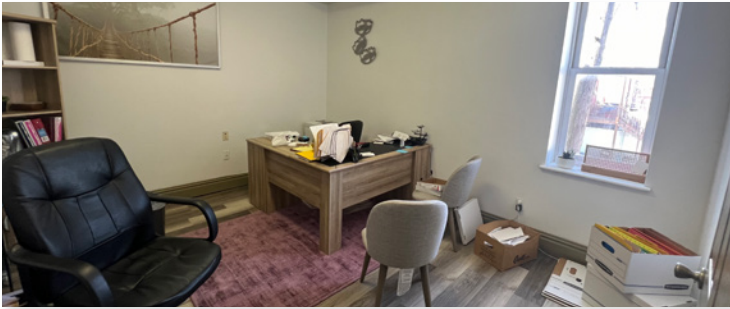
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## INTERIOR PHOTOS



Jefferson Ave Office suites. Most offices are on the 2nd floor with one ground floor unit, which is ADA compliant. Office amenities include shared kitchenettes, restrooms on each floor, natural wood floors, fluorescent lighting, and 17 space parking lot at the rear of the property. You have 247 access to the offices. Monthly rent includes everything except phone and internet. One year lease is required. The building was renovated in 2009 and has updated electrical and plumbing systems.

### **3002A SUITE 205-MONTHLY RENT \$475.00**

Our 2nd Floor Office offers a spacious and comfortable working environment. It has an exterior window and a 10-foot ceiling, and it offers great natural light. The shared Kitchenette and Restrooms are in the common areas of the Office Suite. The Office is approximately 14' X 12' - 168 SF.

### **3002A SUITE 203-MONTHLY RENT \$495.00**

This is an exterior office with a window and exterior access to the rear parking lot. The office has newer Berber carpet and florescent lighting. The office is approximately 15' X 9' - 135 SF.



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