

3002 S Jefferson Ave
ST. LOUIS, MO 63118

FOR LEASE



TOTAL MONTHLY RENT: \$595



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
- 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

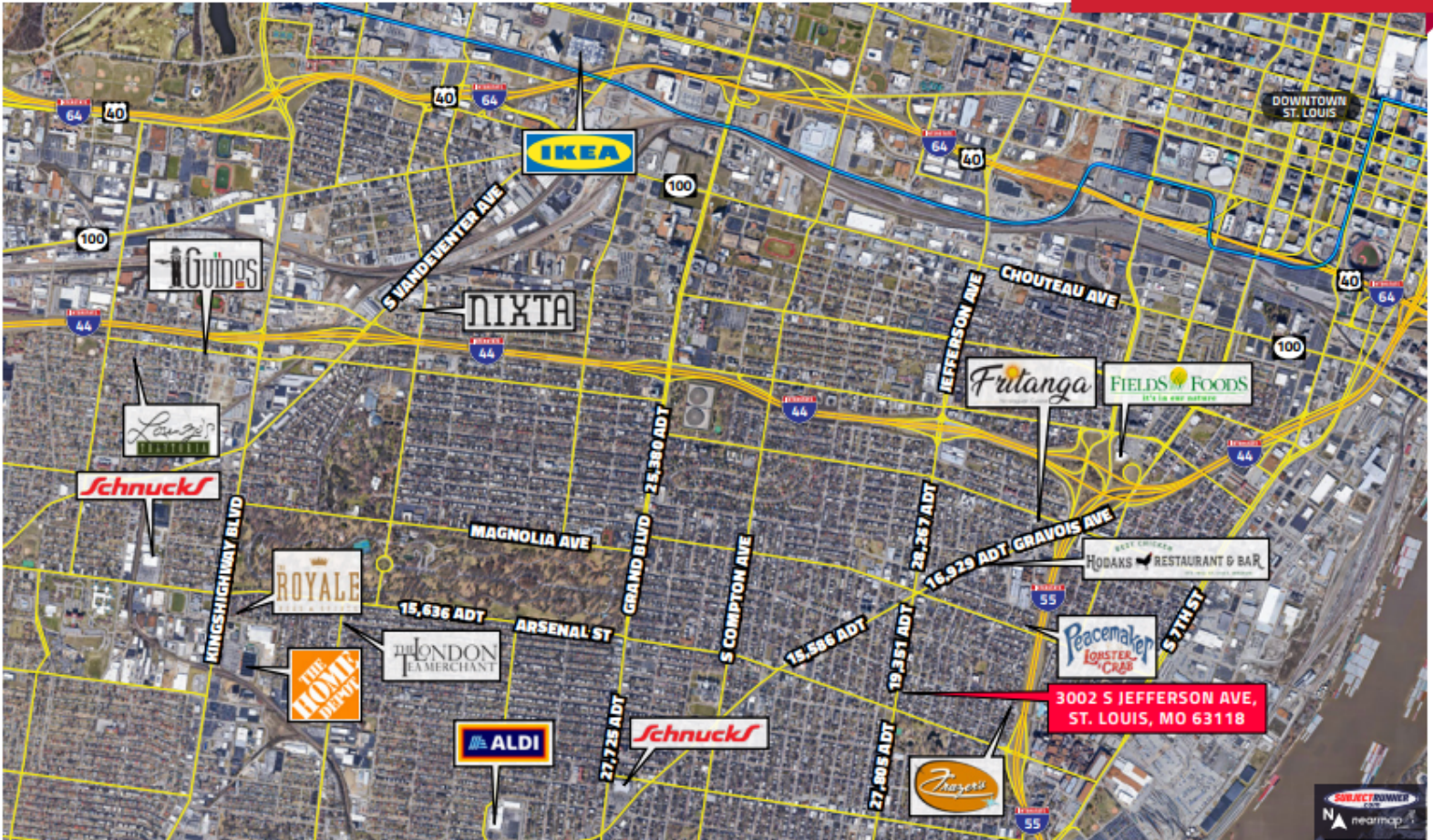
E-mail: Hal@cardinalrealtygroup.com

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CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS



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INTERIOR PHOTOS SUITE 104



SPACE HIGHLIGHTS

- 280 SF open office layout
- Ground-floor, ADA-accessible location
- Private rear entrance
- High ceilings with two ceiling fans and overhead lighting

Additional Features:

- ✓ Shared kitchenette & restrooms in common area
- ✓ Large rear parking lot with 17 spaces
- ✓ Free curbside parking directly in front
- ✓ Rent includes everything except phone & internet

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FOR LEASE

INTERIOR PHOTOS SUITE 205



SPACE HIGHLIGHTS

- 168 SF open office layout (14' X 12')
- Second-floor, great natural light
- 10 ft ceiling

Additional Features:

- ✓ Shared kitchenette & restrooms in common area
- ✓ Large rear parking lot with 17 spaces
- ✓ Free curbside parking directly in front
- ✓ Rent includes everything except phone & internet