

8730 Big Bend Blvd
WEBSTER GROVES, MO

WEBSTER GROVES OFFICE-AVAILABLE FOR LEASE



\$395 Monthly

Business Owners – Why Work From Home When You Can Walk To Work



PROPERTY HIGHLIGHTS

- Small Single Person Office Space
- Affordable Rents From \$395
- Shared Conference/Client Waiting Area
- Shared Kitchenette
- 24-Hour Access
- Free Public Parking
- Great Location-Immediately North of I-44 at Elm

DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population	12,495	104,855	277,188
Households	4,786	45,639	123,294
Average HH Income	\$134,932	\$100,129	\$98,688
Number of Business	437	4623	12,793
Number of Employees	4,787	54,351	177,110



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

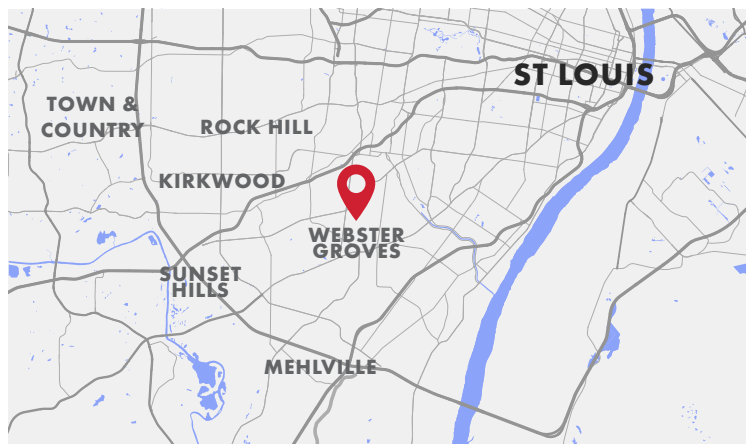
E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



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LOCATION OVERVIEW

Located in the "Crossroads Business District" of Webster Groves immediately north of the I-44/Elm Avenue interchange on Big Bend Blvd. west of S. Elm Ave. The Crossroads Business District is one of the five commercial districts in Webster Groves. Webster Groves is famous for the small-town atmosphere of a street lined storefronts and business that are easily accessible to the surrounding metropolitan area and are pedestrian friendly luring the surrounding residential neighborhoods support of the commercial districts by attracting providing neighborhood-level commercial services and small office space. That walkability/accessibility is a defining element of the community and commercial districts in Webster Groves. There is ample Free Parking both curbside and in the 21-space public lot located behind the building.



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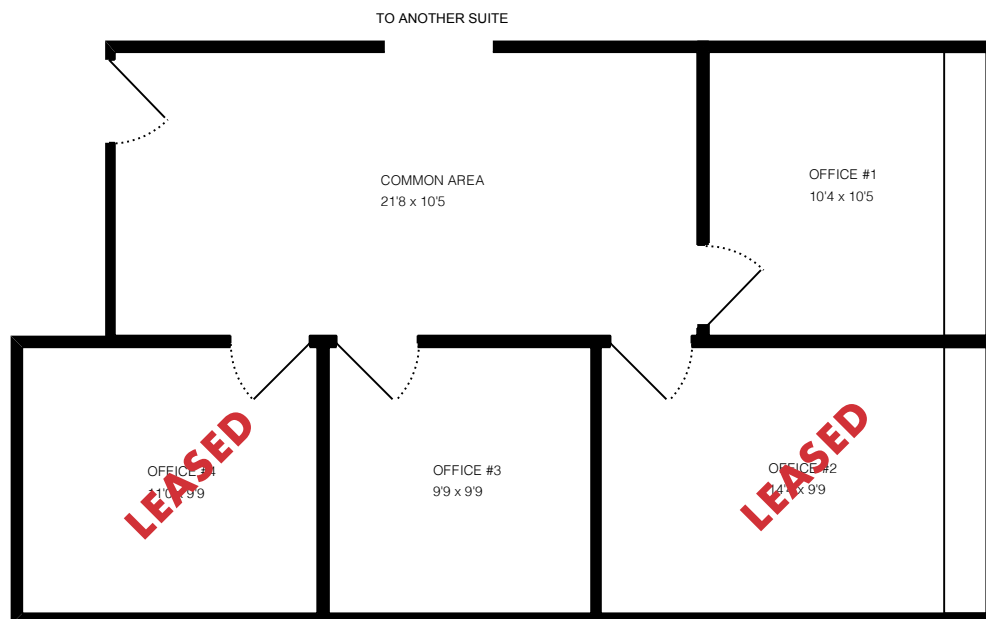
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SHARED OFFICE SUITES



- Great Starter Office
- 95-108 SF
- Only \$395.00 Monthly Plus Phone and Internet
- Large Open Common Area for Office Suite Tenants
- Free use of Common Kitchenette
- 24-Hour Access



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PHOTOS



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