

8122 Gravois Rd
ST. LOUIS MO 63123

SOUTH COUNTY OFFICE/RETAIL SPACE



LEASE: \$12-\$16 SF/YR

PROPERTY HIGHLIGHTS

- 900 SF Office/Retail Space (Ground Floor)
- Lease Rate: \$12-\$16 PSF Modified Gross
- Signalized Intersection with Strong Visibility
- Bus Stop Directly in Front of Property
- Minutes to I-55

IDEAL USES

- Professional office users
- Service-based businesses
- Boutique retail
- Medical / wellness/salon users
- Contractors or businesses needing office space

SPACE DESCRIPTION

- Functional layout with 4 private offices + large common area
- Front office (approx. 15' x 13') with large windows + natural light
- Two interior offices (approx. 11' x 13')
- Rear office with direct access to parking lot
- Breakroom/kitchenette included
- Flexible hallway space for storage, workstations, or files



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

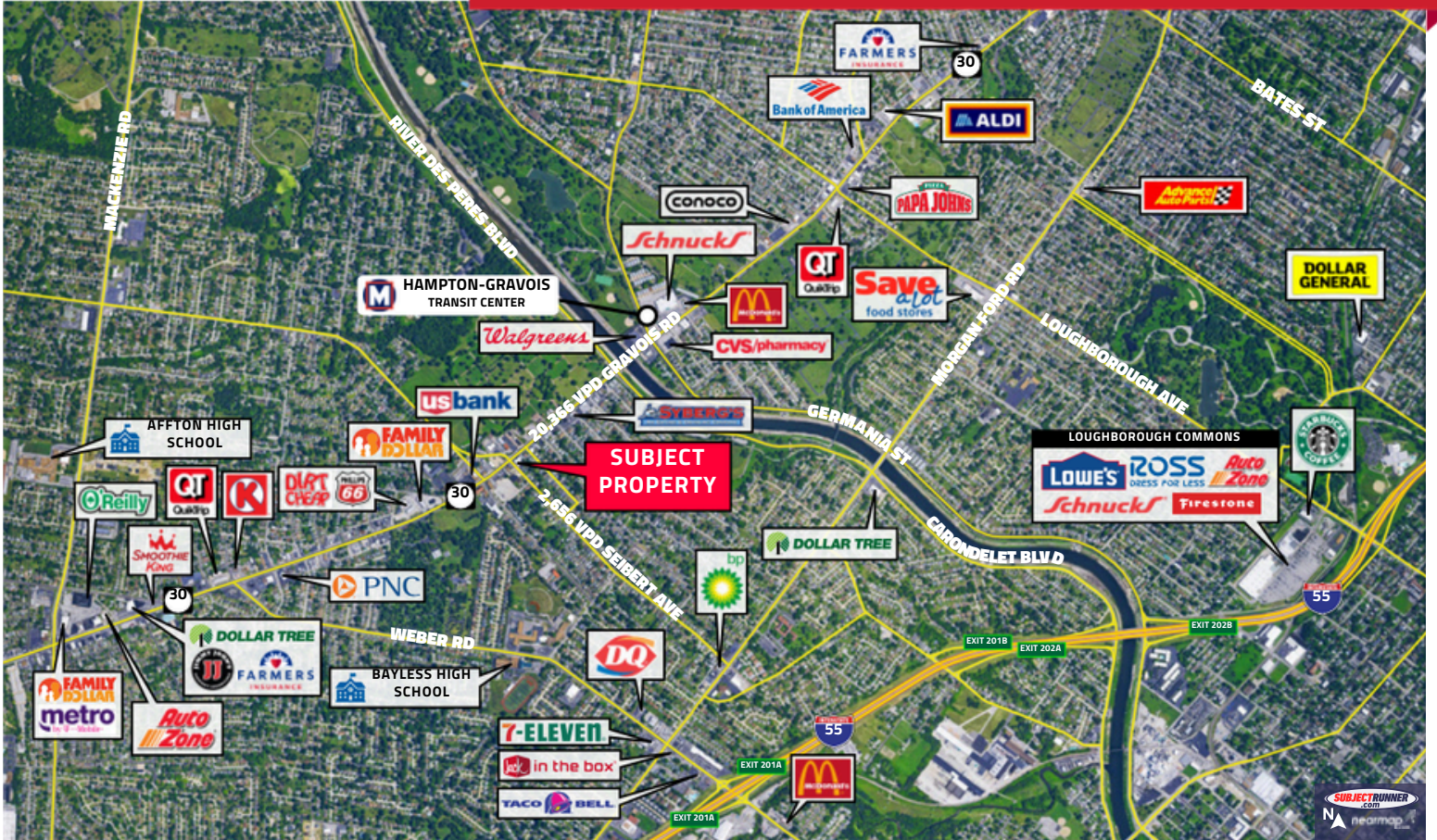
E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



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CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

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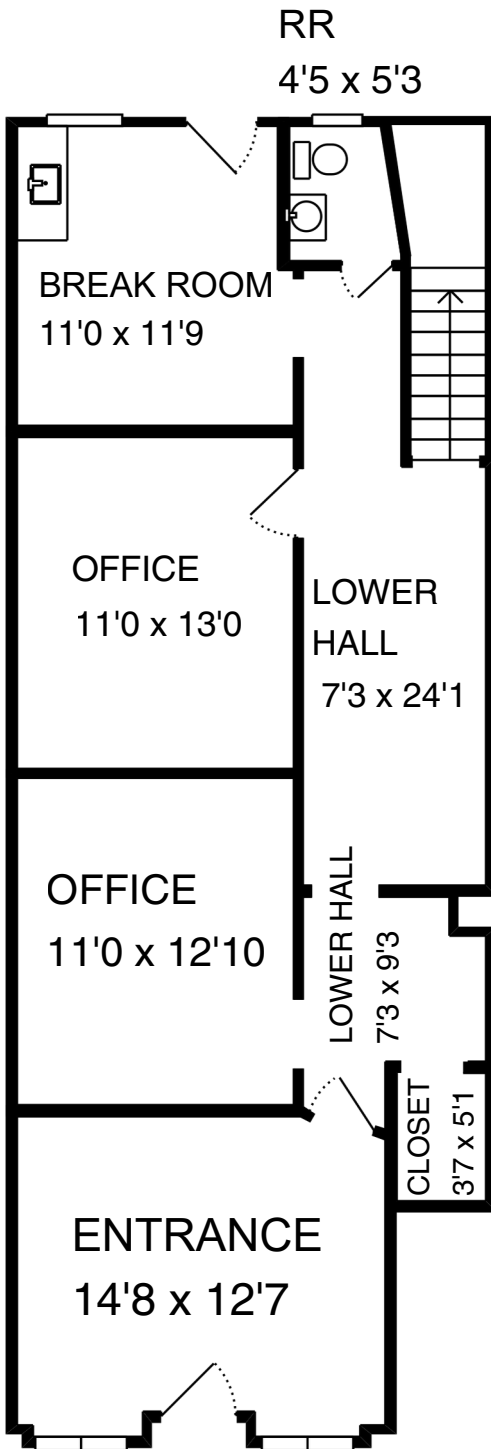
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Lease Rate Options

1. As-Is Lease Opportunity

- Lease Rate: \$12.00 PSF/YR
- Space offered in current condition
- Ideal for office, service, storage, or value-conscious users
- Flexible layout with immediate occupancy potential

2. Retail Conversion Opportunity

- Lease Rate: \$16.00 PSF/YR
- Ownership willing to renovate and convert space for retail use
- Potential buildout tailored to tenant needs and approved use
- Excellent opportunity for showroom, boutique retail, service retail, or customer-facing businesses
- Tenant improvement scope and final buildout terms subject to lease structure and tenant requirements.



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VIDEO WALKTHROUGH



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