

25 W. Moody  
WEBSTER GROVES, MO

## WEBSTER GROVES PROFESSIONAL OFFICE-LEASE



**\$3,750 Monthly**

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



- 2500 SF Professional Office
- 4-Private Office
- 1-Executive Office
- Conference Room
- Kitchenette
- 9 Foot Oak Doors
- Some Custom Built-in Furniture Included
- Large Deck for R&R
- Free-Designated Parking

### 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



**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](mailto:Hal@cardinalrealtygroup.com)

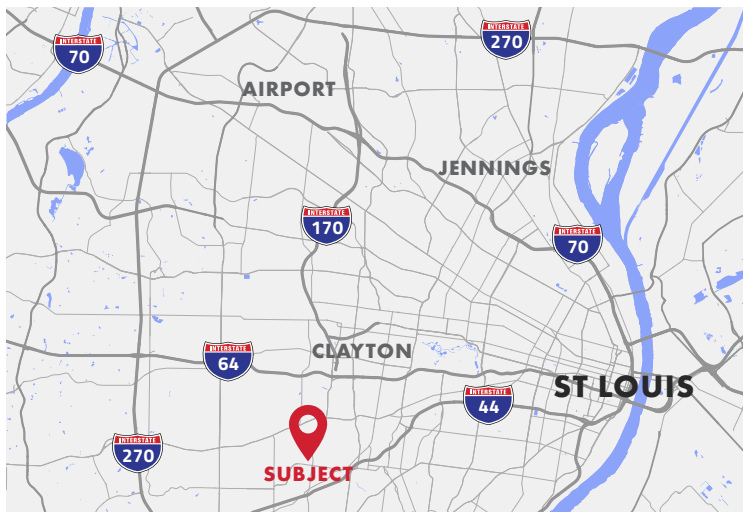
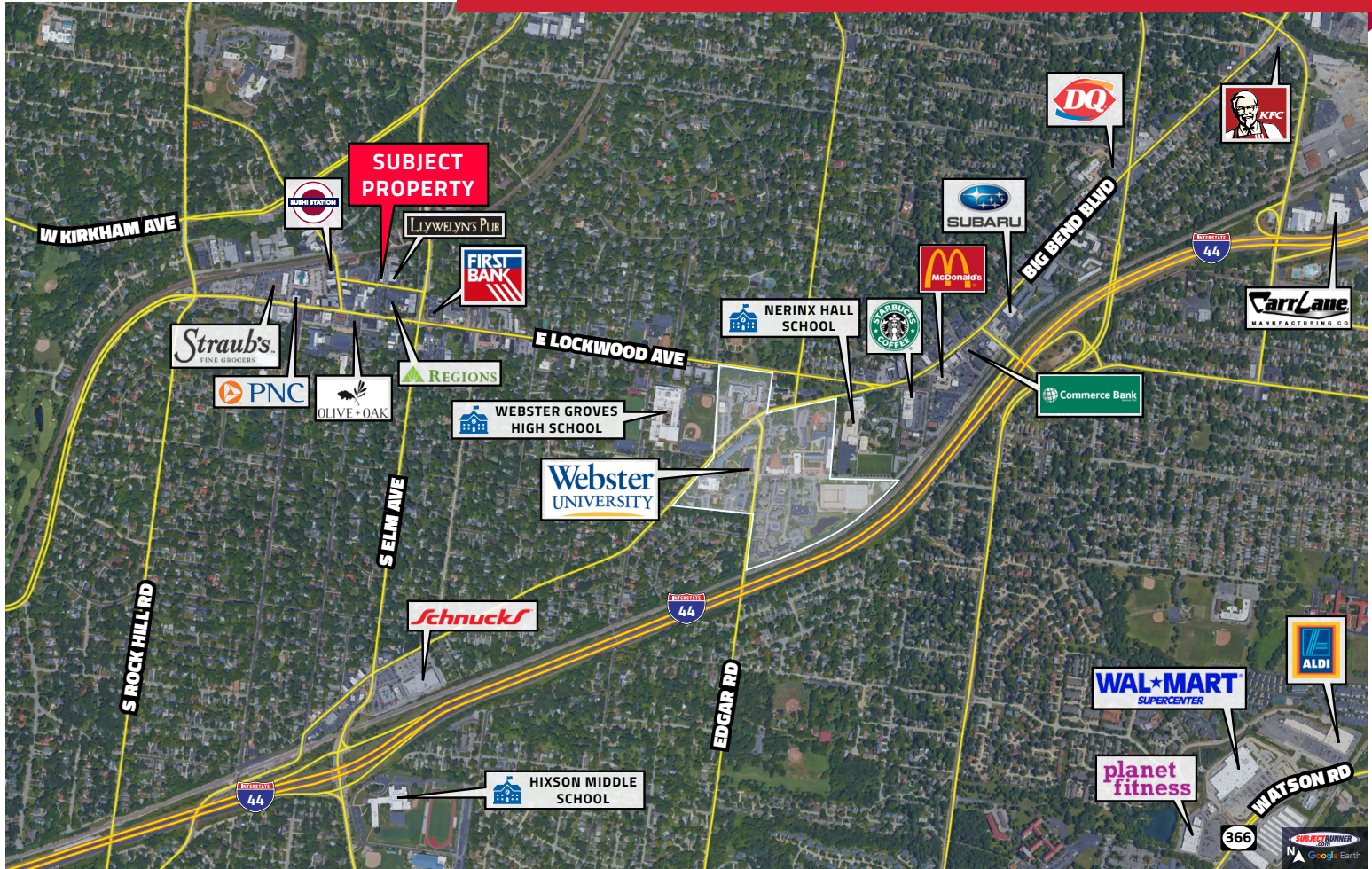
Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)





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### LOCATION OVERVIEW

This 2500 SF Professional Office is located next to Llywelyn's Pub on West Moody Ave in the Old Webster Business District. The Old Webster Business District is reminiscent of a Dicken's novel with its turn of the century charm and businesses where every business-shop owner knows everyone else. The Old Webster Business District is home to Straub's Market, great Restaurants including Olive + Oak, CJ Muggs, Bar & Grill, The Block, The Clover and The Bee, Old Webster Brewing, San Jose, St. Louis Bread Bread, San Sai and many more. Old Webster is also home to many national financial institutions including, PNC, Bank of America, US Bank, and Regions. Then there are the quaint shops, gallery's, record stores, barbers, and countless other professional businesses, making this one of the most prestigious communities to locate your business.

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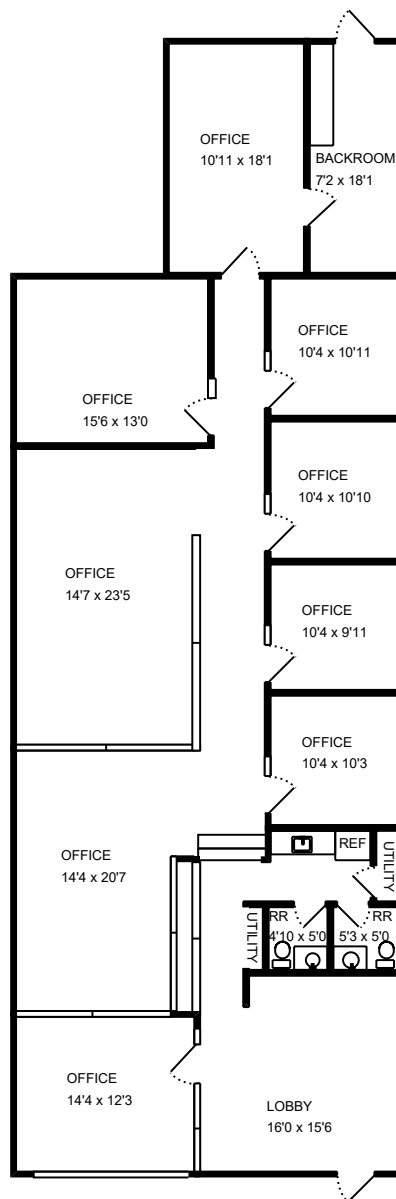


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### 2500 SF PROFESSIONAL OFFICE



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### INTERIOR PHOTOS



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