

3644 Natural Bridge Ave
ST. LOUIS, MO 63107

2,400 SF OFFICE AVAILABLE



PROPERTY HIGHLIGHTS

- Historic Fairgrounds Hotel Building
- Mixed-used Residential/Commercial Building
- Located at the intersection of Natural Bridge Ave and N. Spring Ave.
- Professionally Managed Property
- Curbside, Gated, and additional Parking Available
- Renovated-Space-Delivered in "White-Box" Condition
- Monthly Rent-\$14 PSF NNN (Estimated NNN's are \$3.05 psf)

DESCRIPTION

This is an excellent opportunity to locate your business in a professionally managed building. The Fairgrounds Hotel Building is an 8-story Historic Building constructed in 1927 and is on the National Register. The property is currently operated as the Fairgrounds Park Place Apartments, with 71 one- and two-bedroom apartments and ground-floor commercial spaces. The Fairgrounds Park Apartment Building is located at the intersection of Natural Bridge Ave and North Spring Ave. There is plenty of curbside and off-street parking available. This is a great location, depending on what you are selling or the service you provide, you already have a built-in clientele with the residents in the building. Our current tenants include a mix of retail and service businesses, creating a vibrant community within the building.



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

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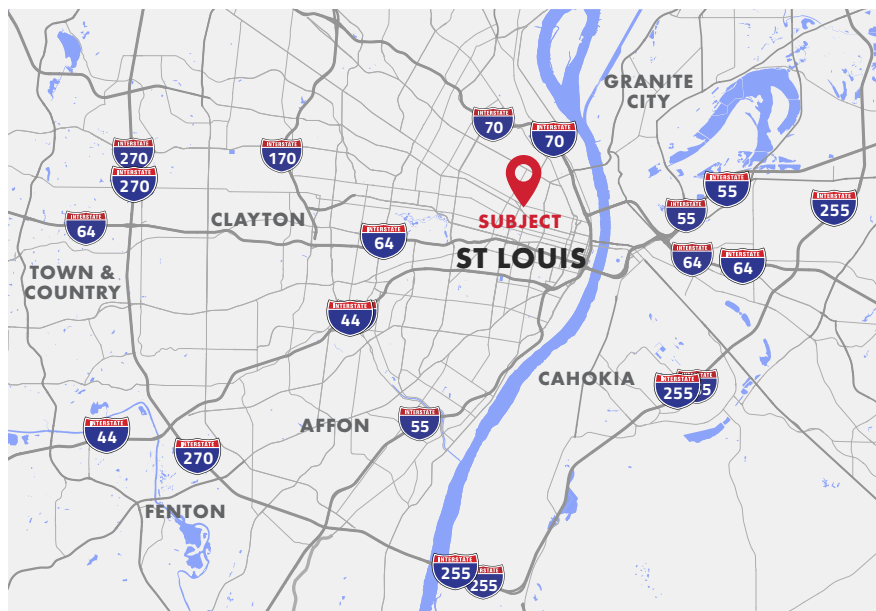
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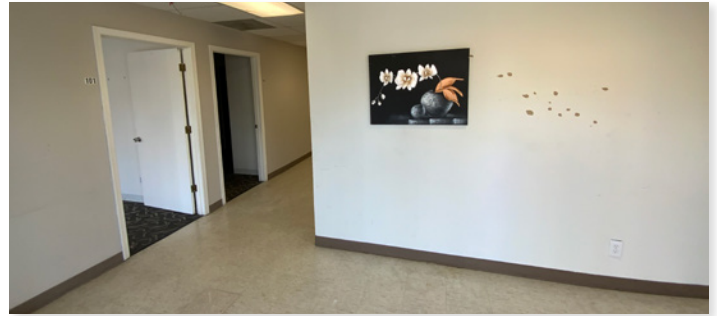


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PHOTOS 2620 S. SPRING AVE

- 2400 SF Commercial Space Available
- 6-Private Offices and potential for 7
- 35 Feet of Frontage on Spring Ave.
- Former Jackson Hewitt Tax Office
- Space to be delivered in "White Box" condition, New LED Lighting, Paint, and Flooring Allowance
- All Electric Office-200 Amp Service
- Kitchenette
- ADA Restroom
- In addition to rent, the Tenant is responsible for Electric, Communications, and HVAC repair/maintenance.
- Rent \$14 PSF NNN Plus Electric (\$3410/Month Year 1)



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EXTERIOR PHOTOS



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