

2647 Locust St.  
#2S  
St. Louis, MO 63103



**FOR LEASE :**

**2S : \$3,810/MO NNN**

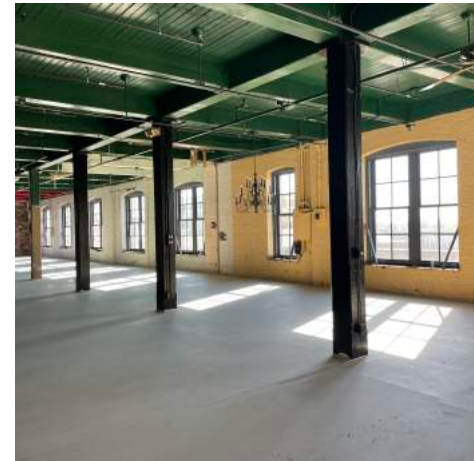
**B : \$2,906/MO NNN**

- 2S : Approx. 2,680 SF
- B : Approx. 2,250 SF
- Tall Timber Ceilings | Large Windows | Wood Floors
- 2S : Elevator Entrance
- To Be Delivered White-Box or Can Be Delivered Turn-Key
- Located Among \$70M JCMidtown Development
- 2S Pricing Included in Proposed Layout
- [ExperienceJCMidtown.com](http://ExperienceJCMidtown.com)



**TOWER**

REAL ESTATE GROUP



**Allyson Mace**

[allyson@risetothelocation.com](mailto:allyson@risetothelocation.com)  
314.629.8004

**Mike Cromie**

[mike@risetothelocation.com](mailto:mike@risetothelocation.com)  
314.428.9738

**RISETOTHELOCATION.com**

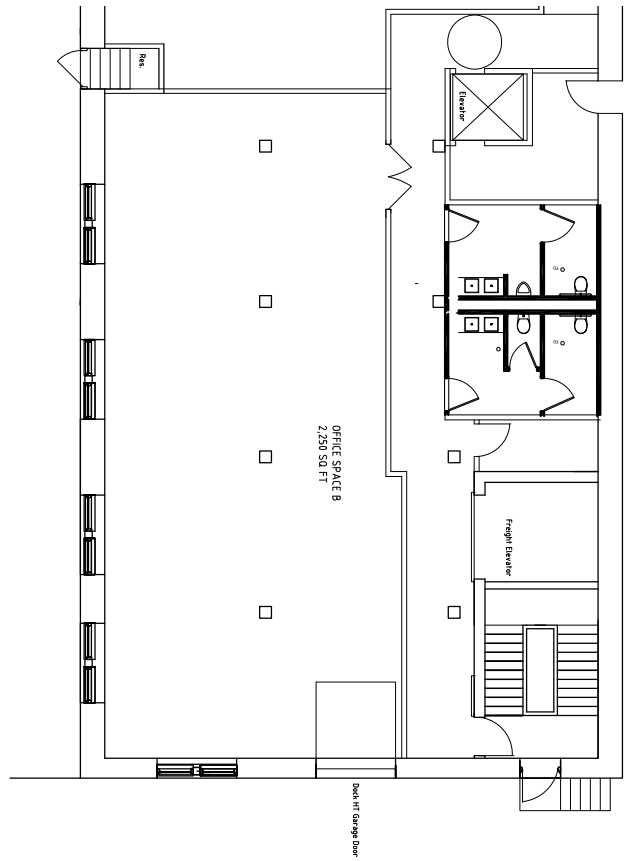
2315 Locust Street Suite 2 | St. Louis | MO 63103 | 314.329.0839

# Floor Plans



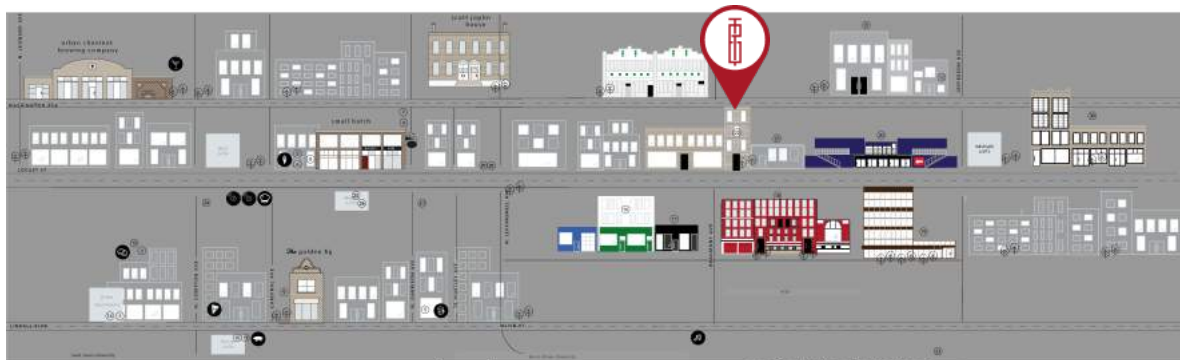
Proposed 2nd Floor 2S Layout

## 1st Floor Office B Floor



# Location

## .EXPLORING. Midtown Alley & Jefferson Connector



- |  |   |  |
|--|---|--|
| <p><b>happening now.</b></p> <ul style="list-style-type: none"> <li>1 The Golden Fig</li> <li>2 The Luxe Loft</li> <li>3 Music Record Shop</li> <li>4 Scott Joplin House</li> <li>5 The Frothing</li> <li>6 Tobar</li> <li>7 F float STL</li> <li>8 Saron</li> <li>9 Midtown Barbershop</li> </ul> | <p><b>food.</b></p> <ul style="list-style-type: none"> <li>10 Urban Chestnut Brewing Company</li> <li>11 Small Batch</li> <li>12 Poppy's Smokehouse</li> <li>13 The Bronson House</li> <li>14 Wellspend Brewing Company</li> <li>15 The Fountain Dr. Locust</li> <li>16 Tain</li> <li>17 Puga's Pizzeria</li> </ul> | <p><b>coming to the neighborhood.</b></p> <ul style="list-style-type: none"> <li>18 Brennan's Work &amp; Leisure</li> <li>19 Sapporo 2</li> <li>20 Southpark</li> <li>21 Center Ice Brewery</li> <li>22 The Corner</li> <li>23 Sophie's Artists Lounge</li> <li>24 Baby Kiki's Bakery</li> </ul> |
|--|---|--|