



MARTIN

2315 LOCUST ST
ST. LOUIS, MO 63103
OFFICES AVAILABLE
FOR LEASE



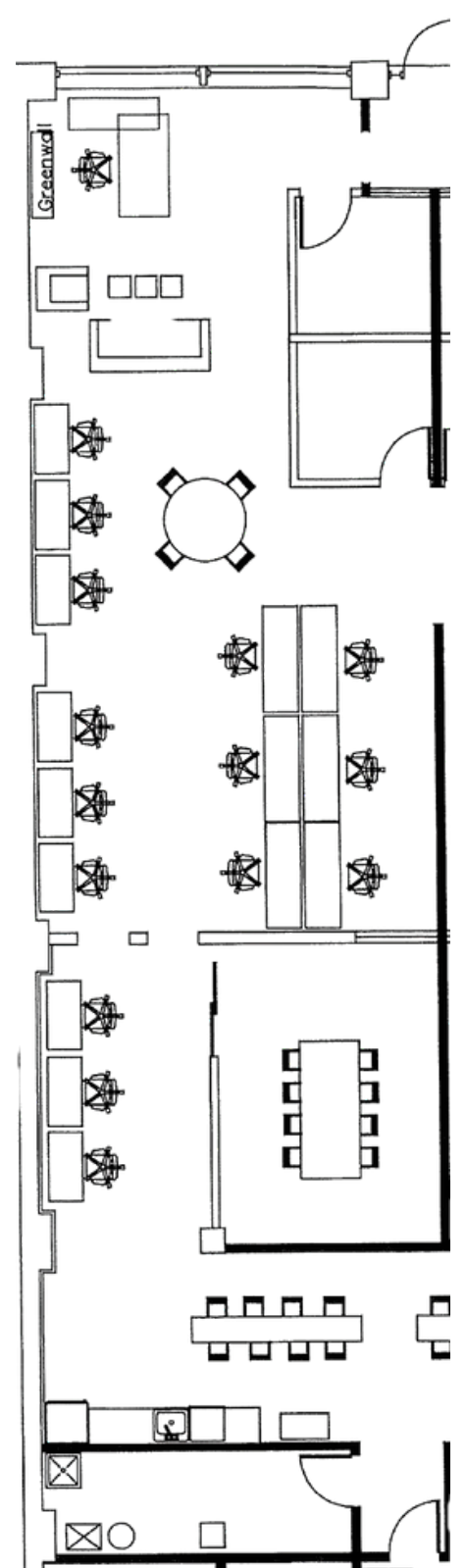
OFFICES FOR LEASE

| <u>SUITES</u> | <u>SF</u> | <u>PRICE</u> |
|---------------|-----------|------------------------------|
| SUITE 4 | 2,564 SF | \$4,166.50/MO MODIFIED GROSS |
| SUITE 6 | 1,391 SF | \$2,200.00/MO MODIFIED GROSS |
| SUITE 10 | 2,336 SF | \$3,796.00/MO MODIFIED GROSS |

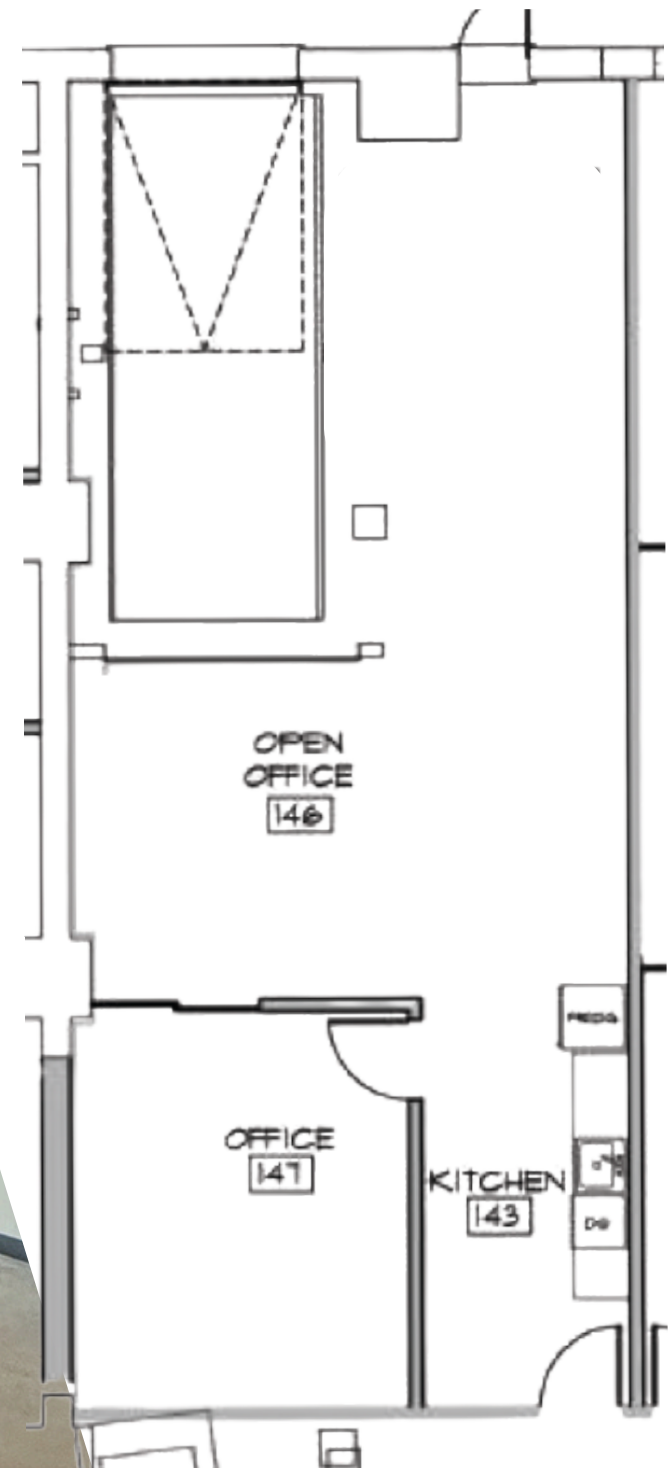
PROPERTY INFORMATION

1st Floor Conference Room with Full Kitchen, 2nd Floor Conference Room with Wet Bar, Brainstorming & Breakout Areas, Life-Sized Board Games Throughout, Outdoor Deck on 3rd Floor, Secure Coded Building, Elevator Served, Gigabit Fiber Internet, Flexible Leases That Allow for Growth

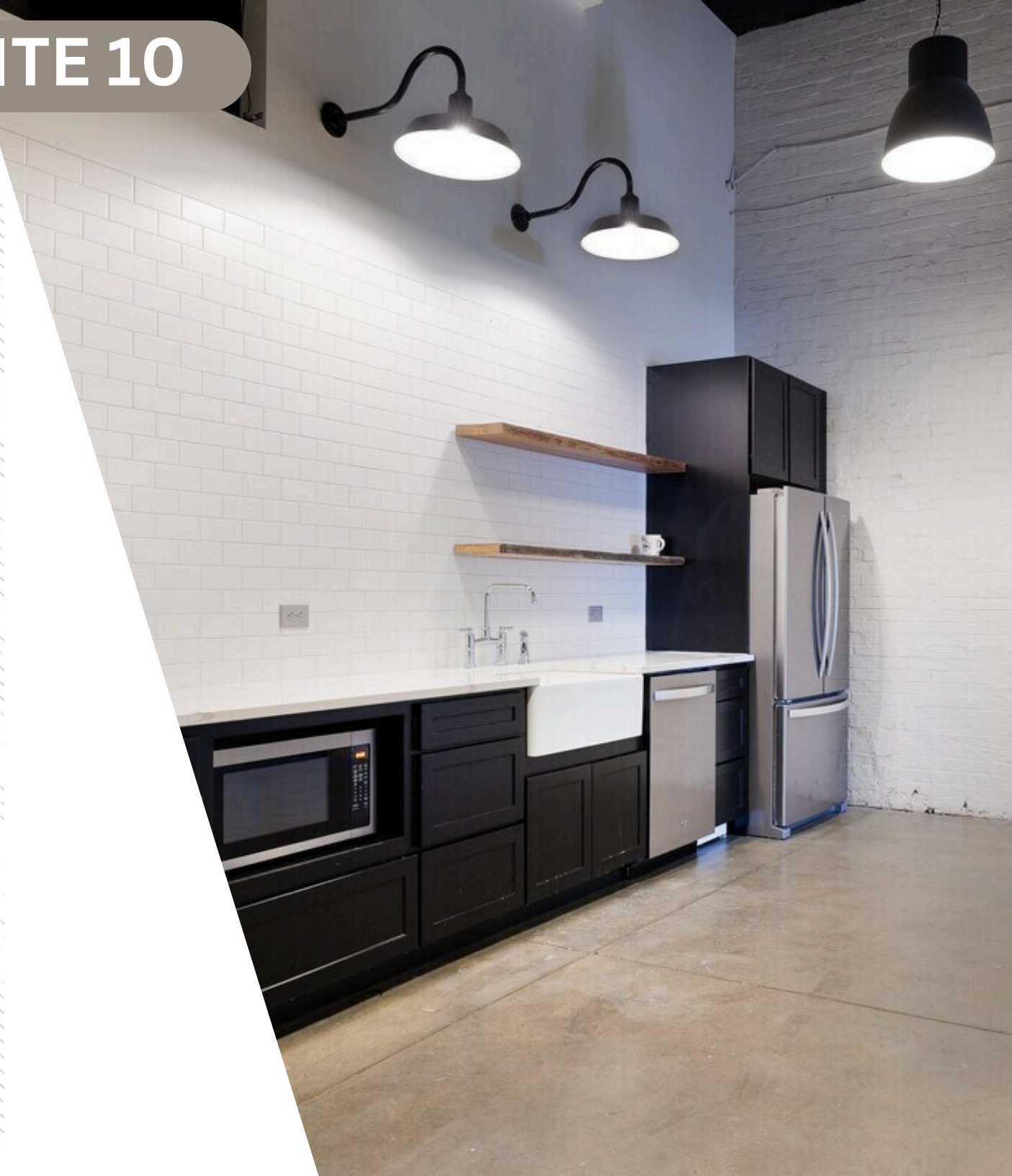
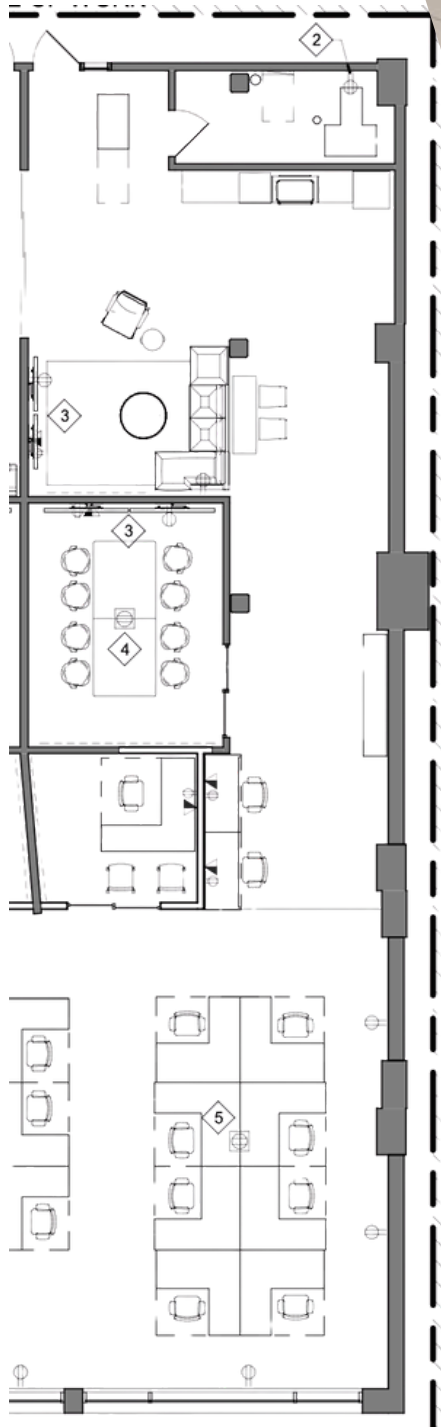
SUITE 4



SUITE 6



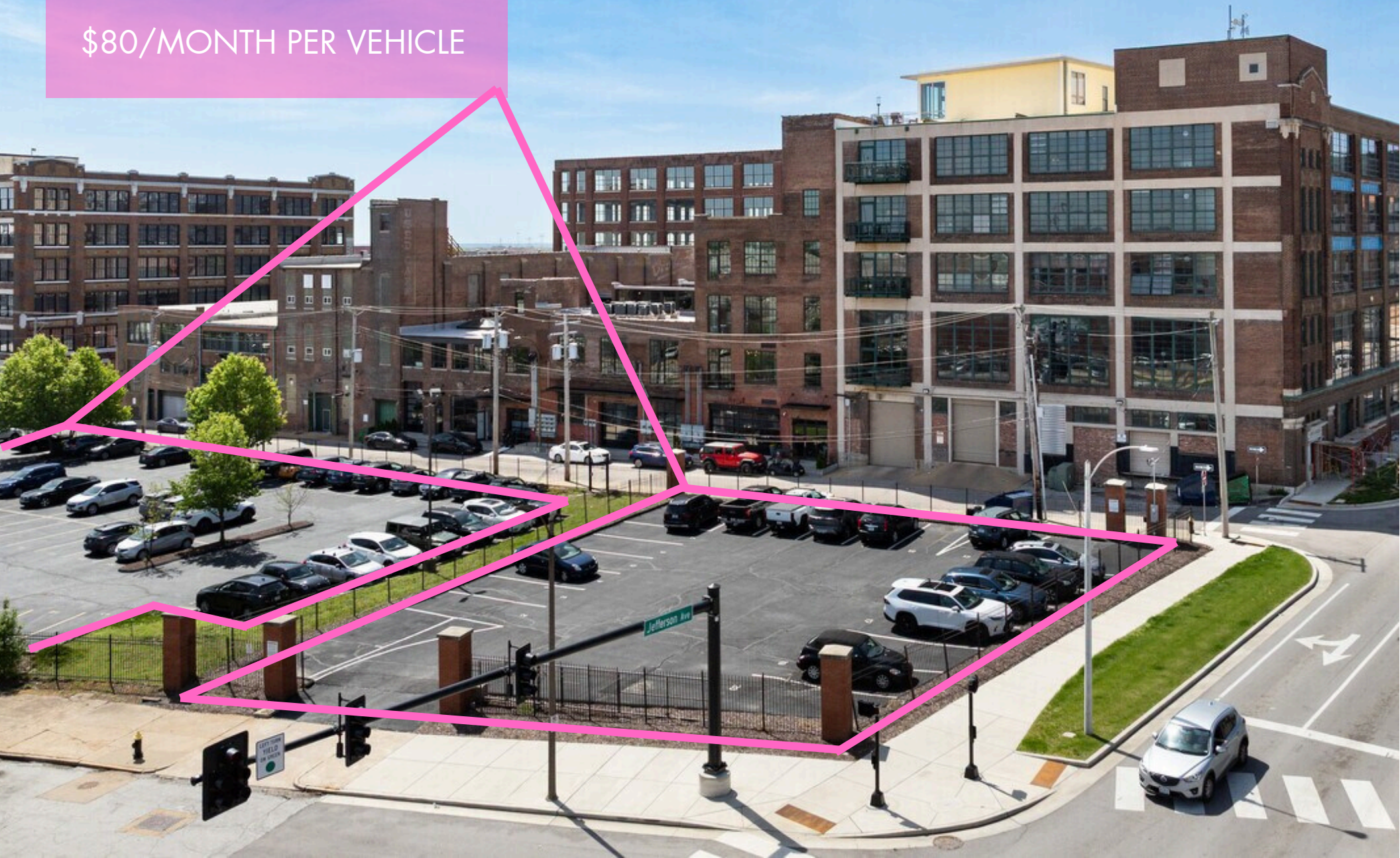
SUITE 10



PARKING

GATED AND SECURED PARKING
IN BACK OF THE BUILDING

\$80/MONTH PER VEHICLE





Energizer
Park



III ARTIN



LOCATION

NEAR WELLS FARGO
HIGHWAY 40 & 44
WALKABLE TO HARVEY'S COFFEE &
COCKTAILS, OMEN COFFEE, THE
BISCUIT JOINT, VIDIERA WINE BAR,
BLUE JAY BREWING, SCOUT'S, KAIN
TAYO, SCHLAFLY TAVERN, THE
TAVERN, MAGGIE O'BRIENS, SYBERGS



**CITY
COMMONS**

ST LOUIS