



# THE NICHOLAS

**1500 S. Grand**  
St. Louis, MO 63104



**RETAIL FOR LEASE**



**TOWER**  
REAL ESTATE GROUP

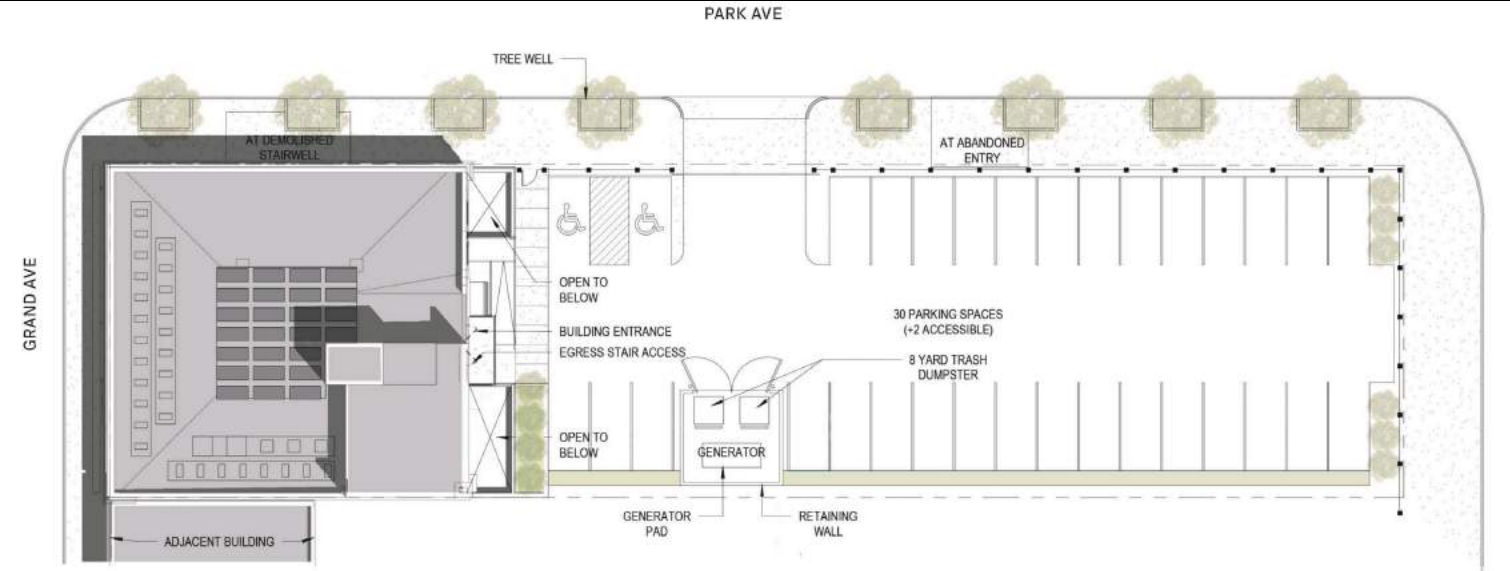




- High Profile Retail Location on Grand Avenue
- Newly Redeveloped Mixed-Use Building w/ 28 Apartments
- Located in a Bustling Medical Hub: Adjacent to 2 Hospitals and SLU Medical Campus
- Delivered White-Box Plus \$40/SF Tenant Improvement Allowance
- Possible Outdoor Dining Along Park Avenue



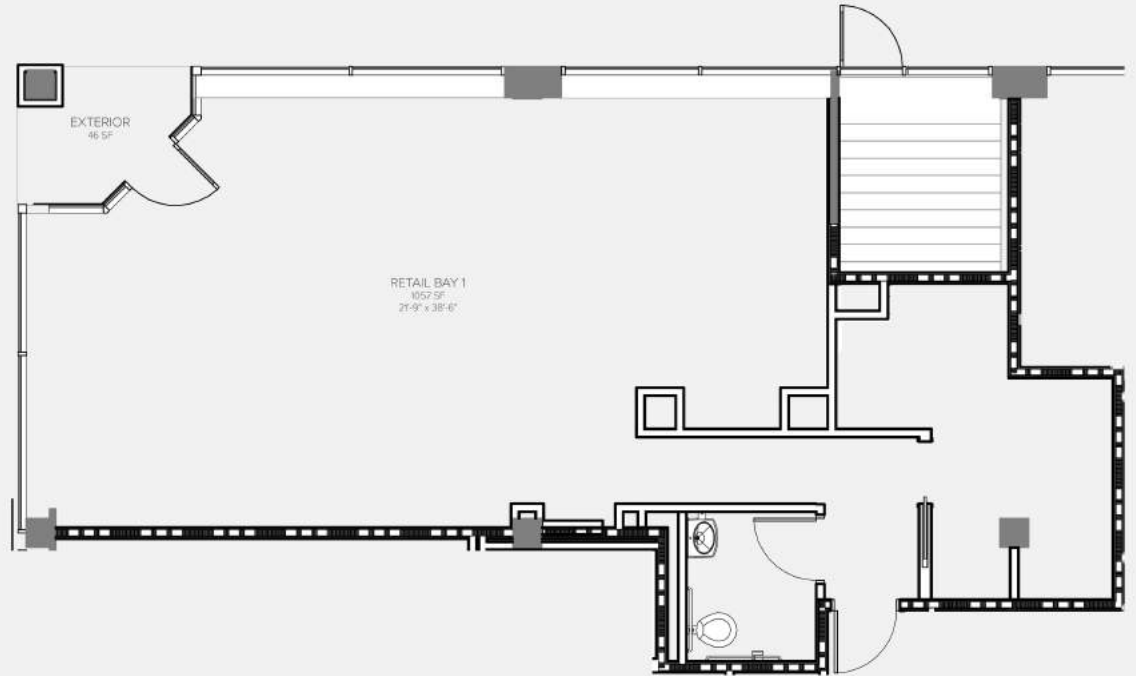
**TOWER**  
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# Retail Bay 1 | 1,057 SF | \$2,466/MO NNN



RETAIL BAY 1 | LEVEL 1



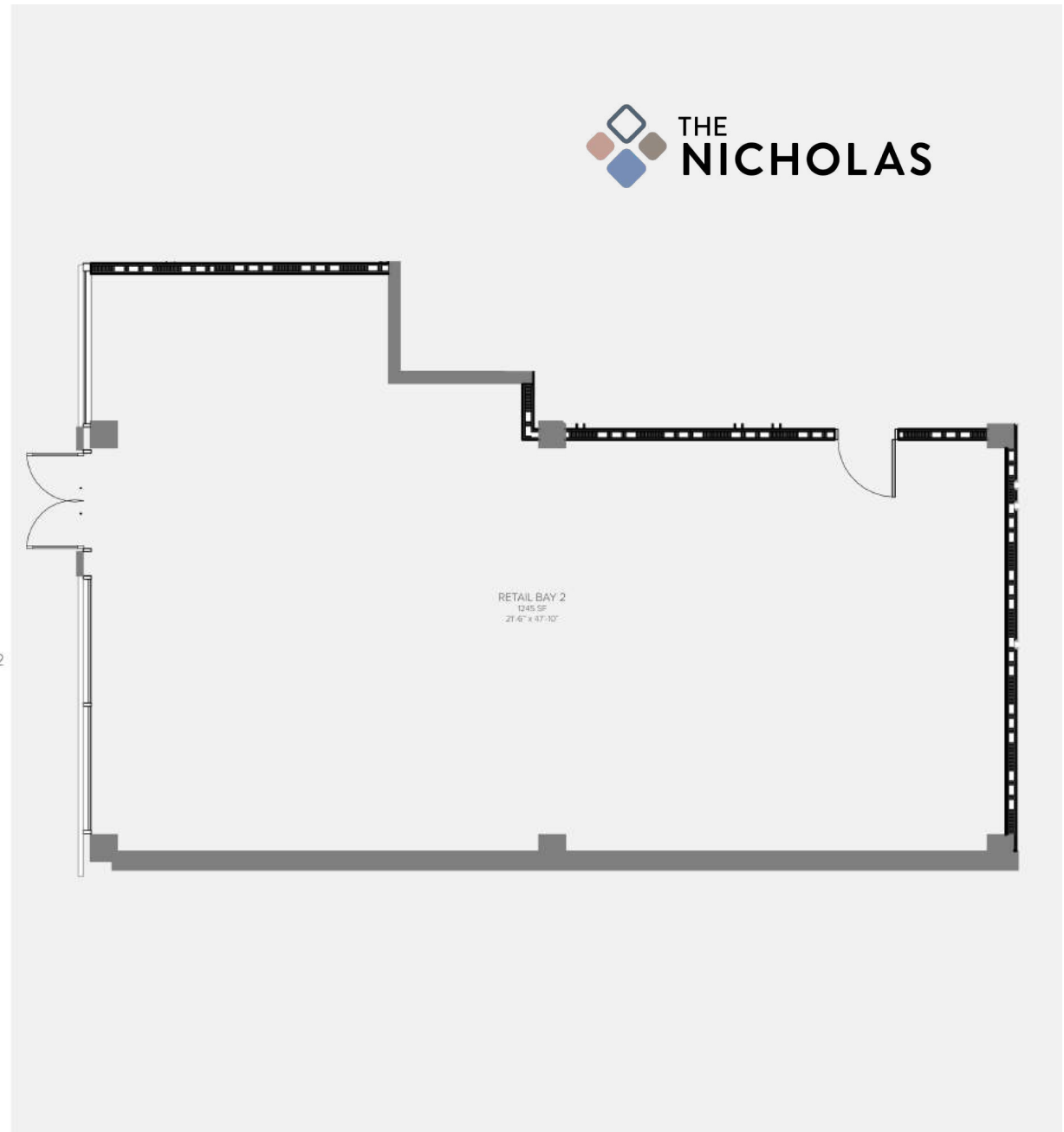
**CUSTOMIZABLE SPACE**

Delivered White Box with \$40/SF  
Tenant Improvement Allowance

# Retail Bay 2 | 1,245 SF | \$2,698/MO NNN



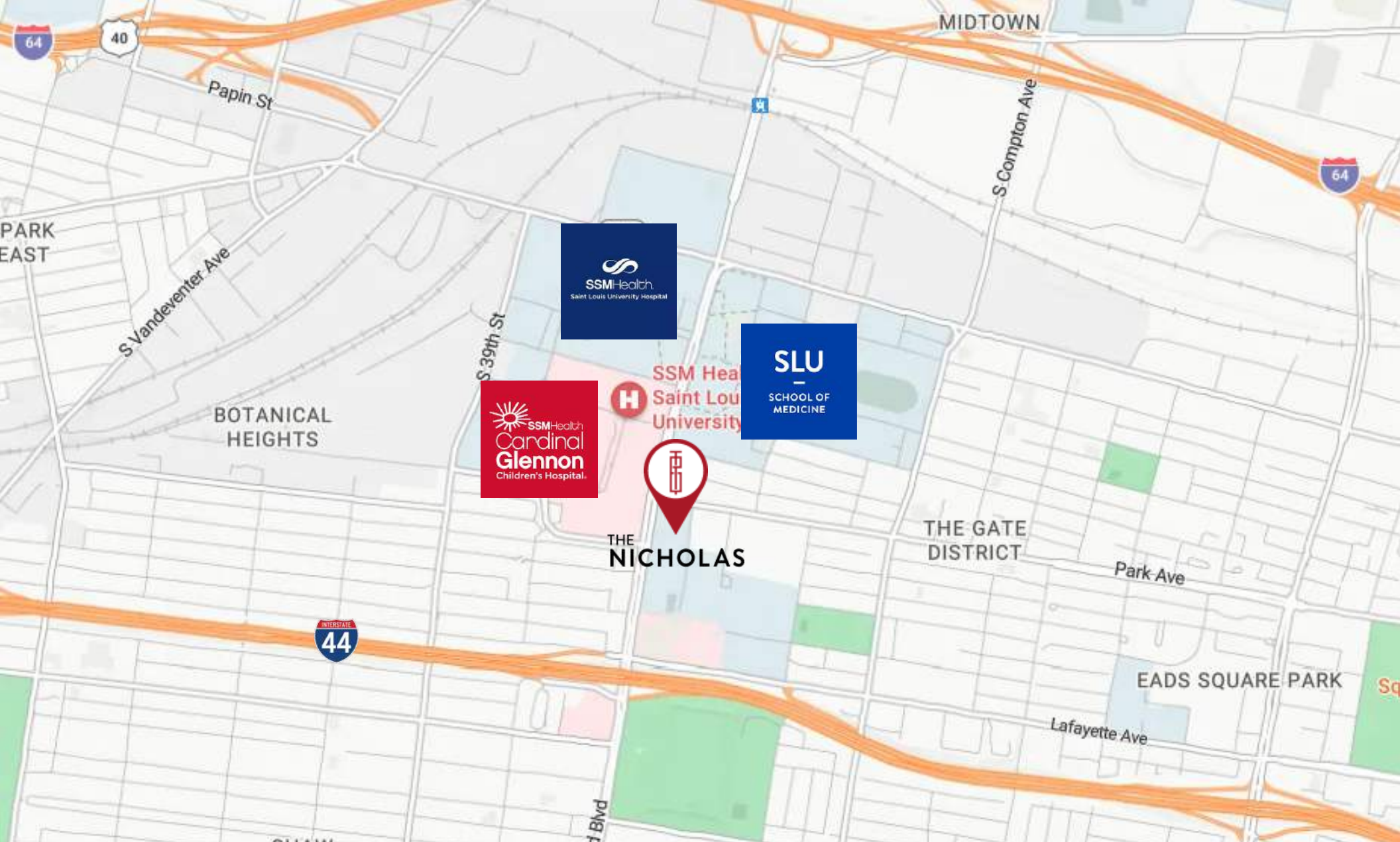
RETAIL BAY 2 | LEVEL 1



**CUSTOMIZABLE SPACE**

Delivered White Box with \$40/SF  
Tenant Improvement Allowance





CONTACT BROKERS FOR MORE INFO

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