

**1826 Chouteau Ave**  
St. Louis, MO 63104

**CREATIVE  
OFFICE SPACES**  
FOR LEASE | FOR SALE



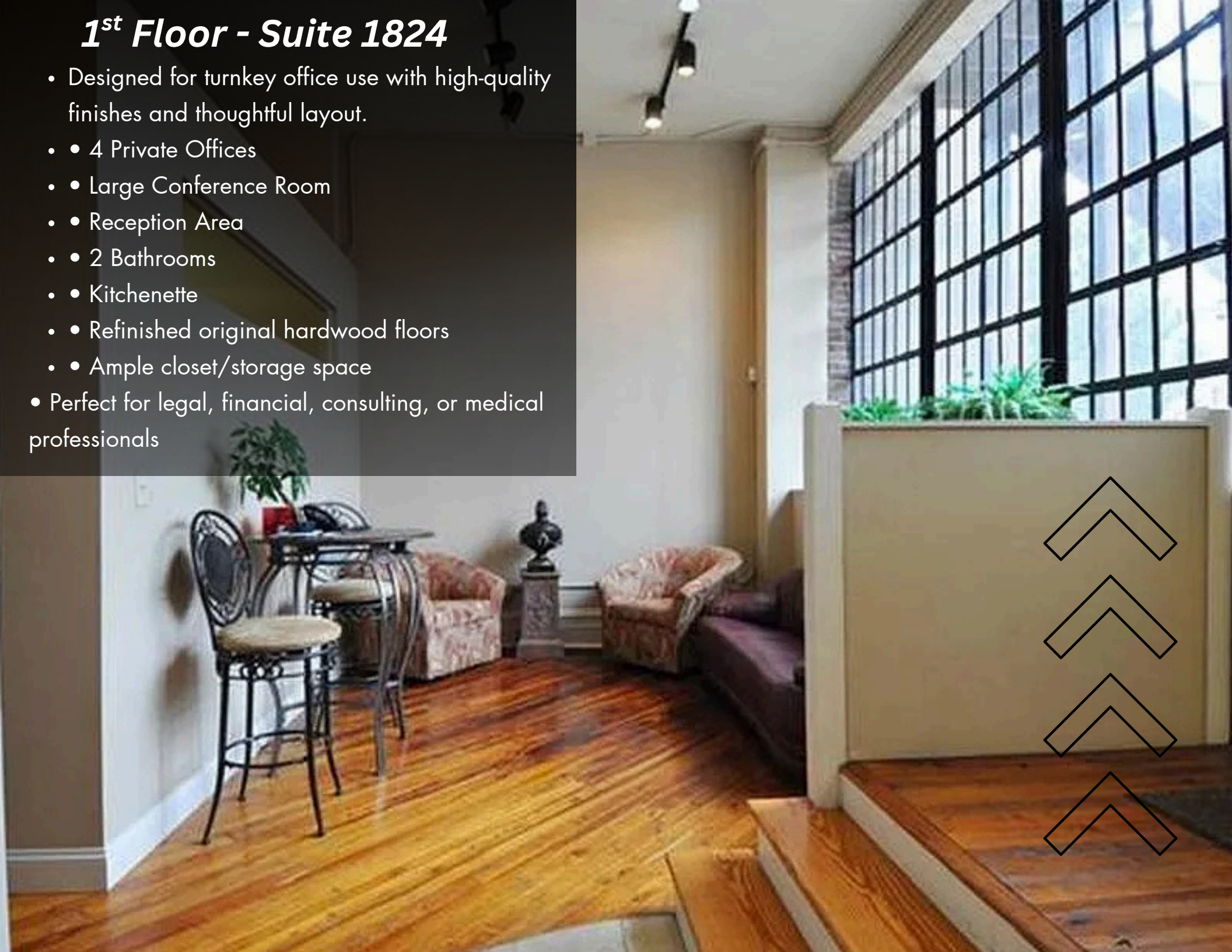


- 4,375 SF Total
  - 1st Floor: 2,027 SF – Private Offices + Conference
  - 2nd Floor: 2,168 SF – Open Loft / Creative / Live-Work
- Full Open Basement with 8-ft ceilings – Ideal for storage or buildout
- Zoned Flex
- All major systems renovated in 2020: electric, plumbing, HVAC
- New water heater, modern lighting, and updated windows

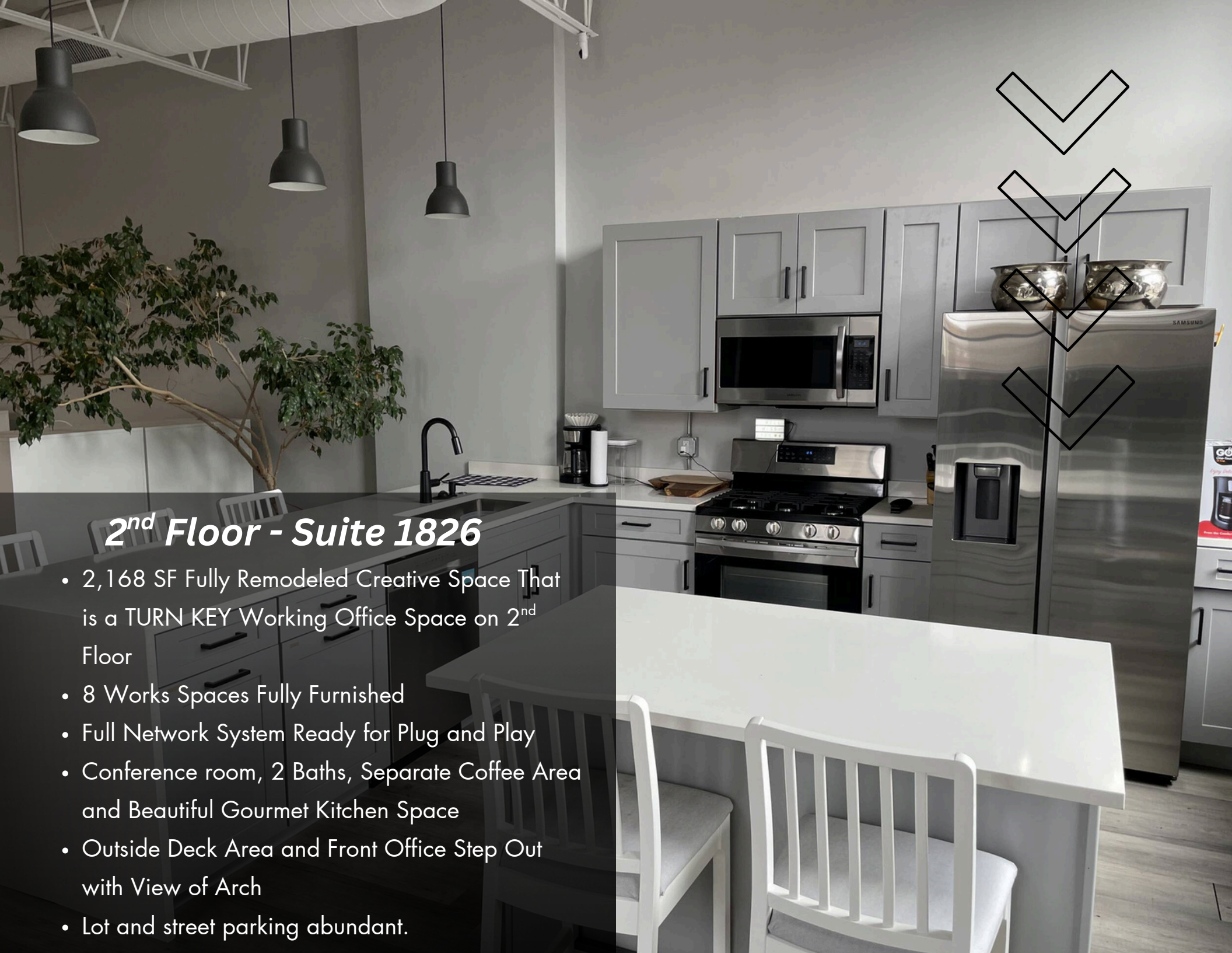
**For Lease:**  
**\$14.00/SF NNN**  
**For Sale:**  
**\$575,000**

## **1<sup>st</sup> Floor - Suite 1824**

- Designed for turnkey office use with high-quality finishes and thoughtful layout.
- • 4 Private Offices
- • Large Conference Room
- • Reception Area
- • 2 Bathrooms
- • Kitchenette
- • Refinished original hardwood floors
- • Ample closet/storage space
- Perfect for legal, financial, consulting, or medical professionals







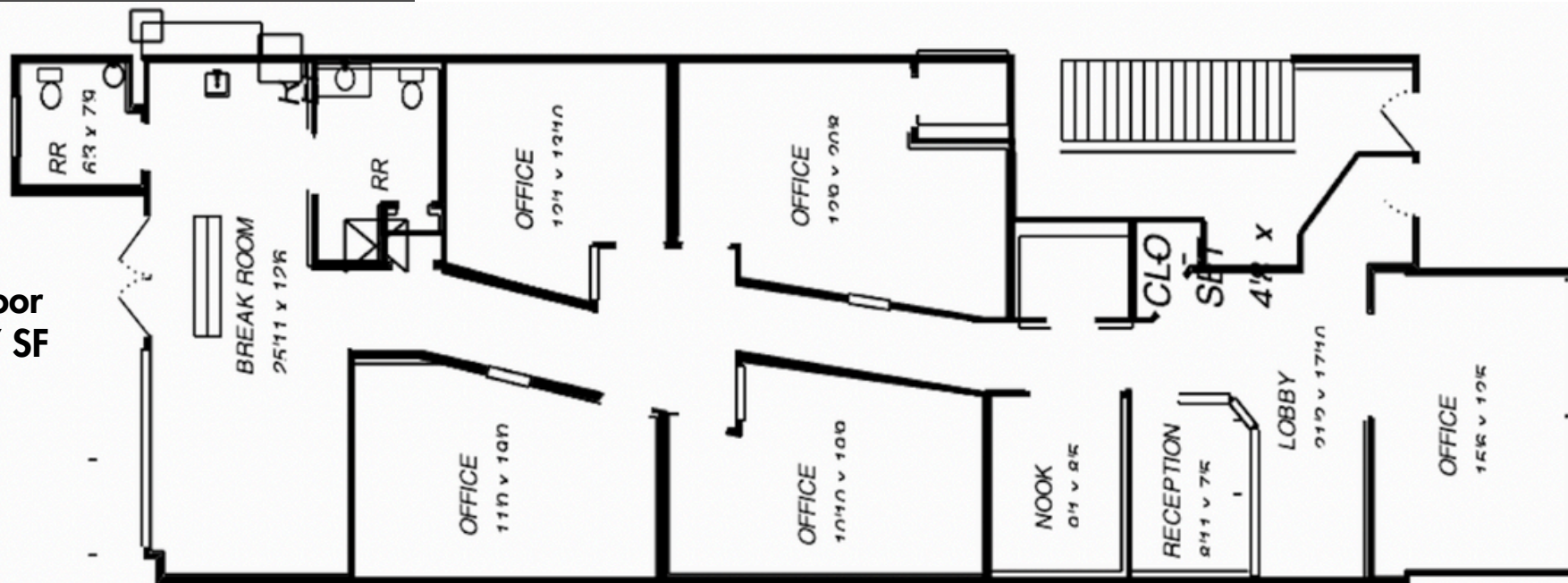
## **2<sup>nd</sup> Floor - Suite 1826**

- 2,168 SF Fully Remodeled Creative Space That is a TURN KEY Working Office Space on 2<sup>nd</sup> Floor
- 8 Works Spaces Fully Furnished
- Full Network System Ready for Plug and Play
- Conference room, 2 Baths, Separate Coffee Area and Beautiful Gourmet Kitchen Space
- Outside Deck Area and Front Office Step Out with View of Arch
- Lot and street parking abundant.

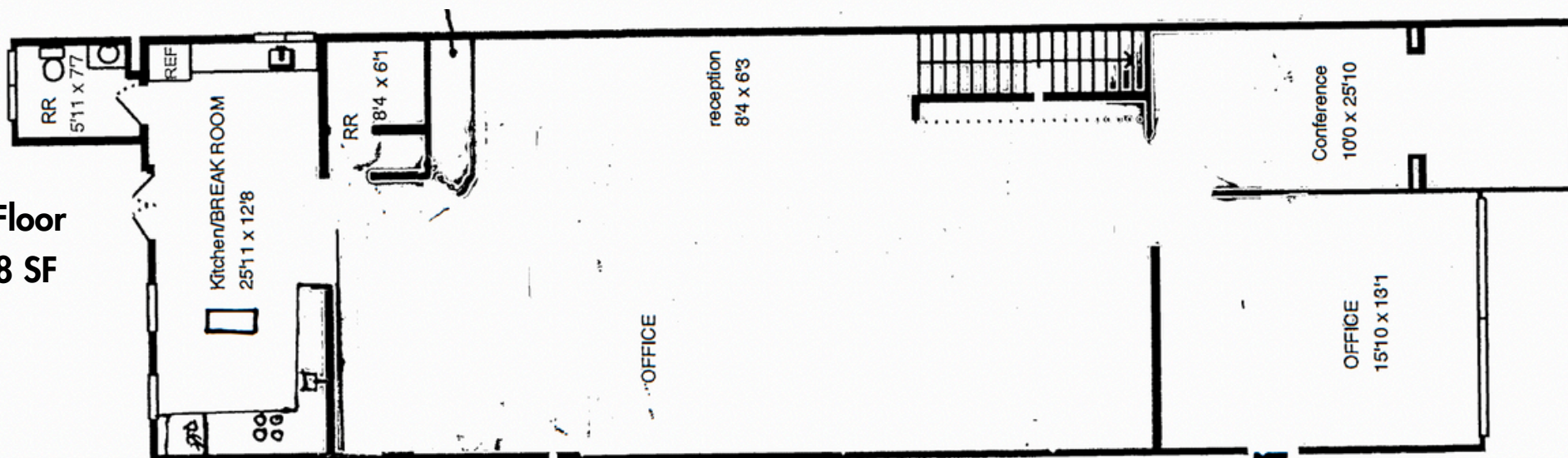


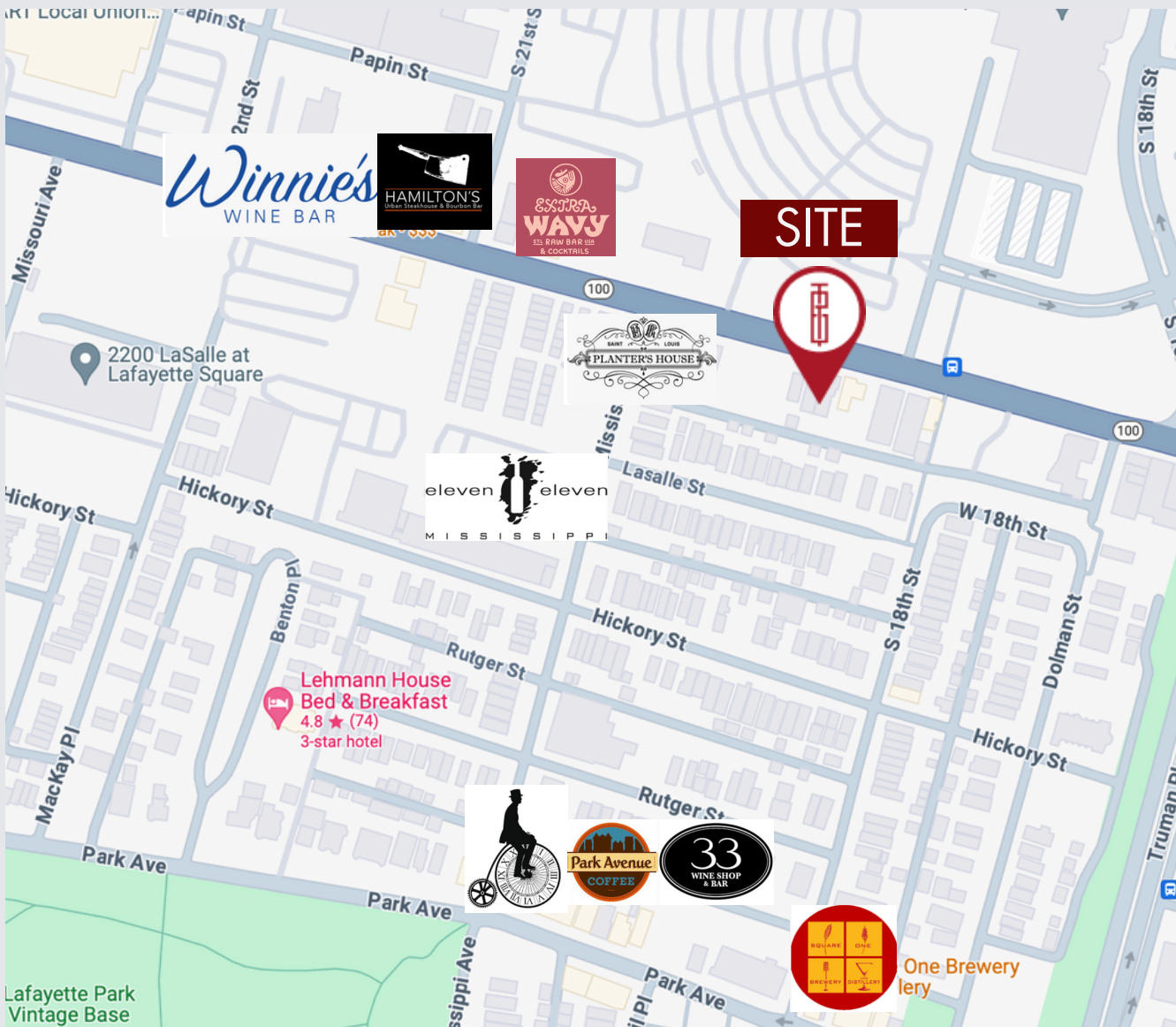
# Floor Plans

1st Floor  
2,027 SF



2nd Floor  
2,168 SF





## Location & Parking

- 2 private rear parking spots
- FREE front parking lot with abundant availability
- Quick access to I-64, I-55, and I-44
- Minutes from downtown STL, SLU, Cortex, NGA, Union Station

CONTACT BROKERS FOR MORE INFO



**Allyson Mace**

314.629.8004

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

**Mike Cromie**

314.324.0000

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