

RETAIL | OFFICE FOR LEASE

4709 Delmar Blvd

St. Louis, MO 63108



TOWER
REAL ESTATE GROUP





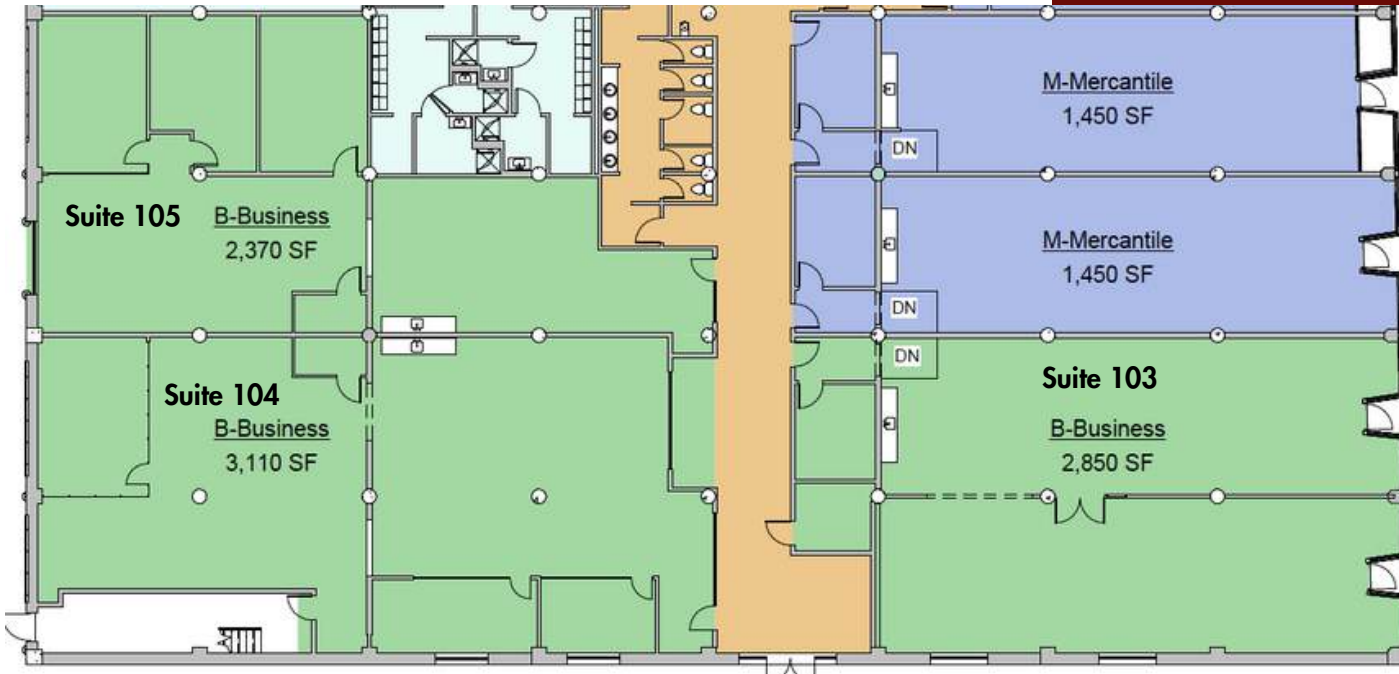
Development Happening

4709 Delmar is an exciting new 34,000 sq. ft. adaptive re-use development of an old Iconic Candy Manufacturing Company into a mixed use project that will continue the momentum of all the amazing things happening as part of the Delmar Main Street Initiative. This ideal location is adjacent to all that the Central West End has to offer plus the multitude of new restaurants in the burgeoning Delmar Maker District to the west. 4709 is one of several projects happening their block alone. Launch Code just completed a \$5 million dollar expansion, Elevation Workspace featuring office and retail is in mid construction, and the new construction Bridge apartment project is finalizing due diligence to begin construction.

4709 will be anchored by the Stock Legal expansion while also include a new legal co-working business unit, plus several retail/ creative office/ gym opportunities.



Office Information



- 2,300 - 5,000 sq. ft. available
- Build to suite - all new systems and finishes
- Exposed brick walls and systems
- Elevated common restrooms and shared conference room opportunities
- Overflow desk space rental available
- Corner space with giant warehouse storefronts for plenty of natural light
- Onsite secure parking available



For Lease:

Suite 103 : \$4,037/MO MG

Suite 104 : \$4,405/MO MG

Suite 105 : \$3,357/MO MG

Location



BY THE NUMBERS

AVERAGE DAILY VEHICLES



11,720

POPULATION



26,464

MEDIAN HH INCOME



\$74,843

1 MILE

3 MILE

5 MILE

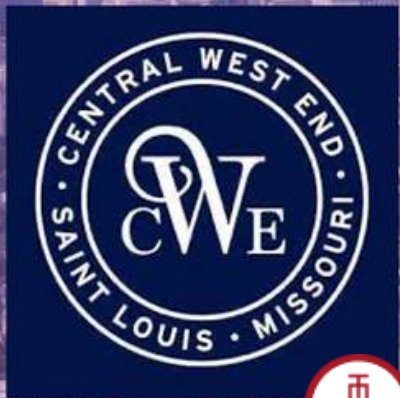
156,123

315,461

\$90,354

\$97,768





CONTACT BROKERS FOR MORE INFO

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