

RETAIL | OFFICE
FOR LEASE

4709 Delmar Blvd
St. Louis, MO 63108

TOWER
REAL ESTATE GROUP

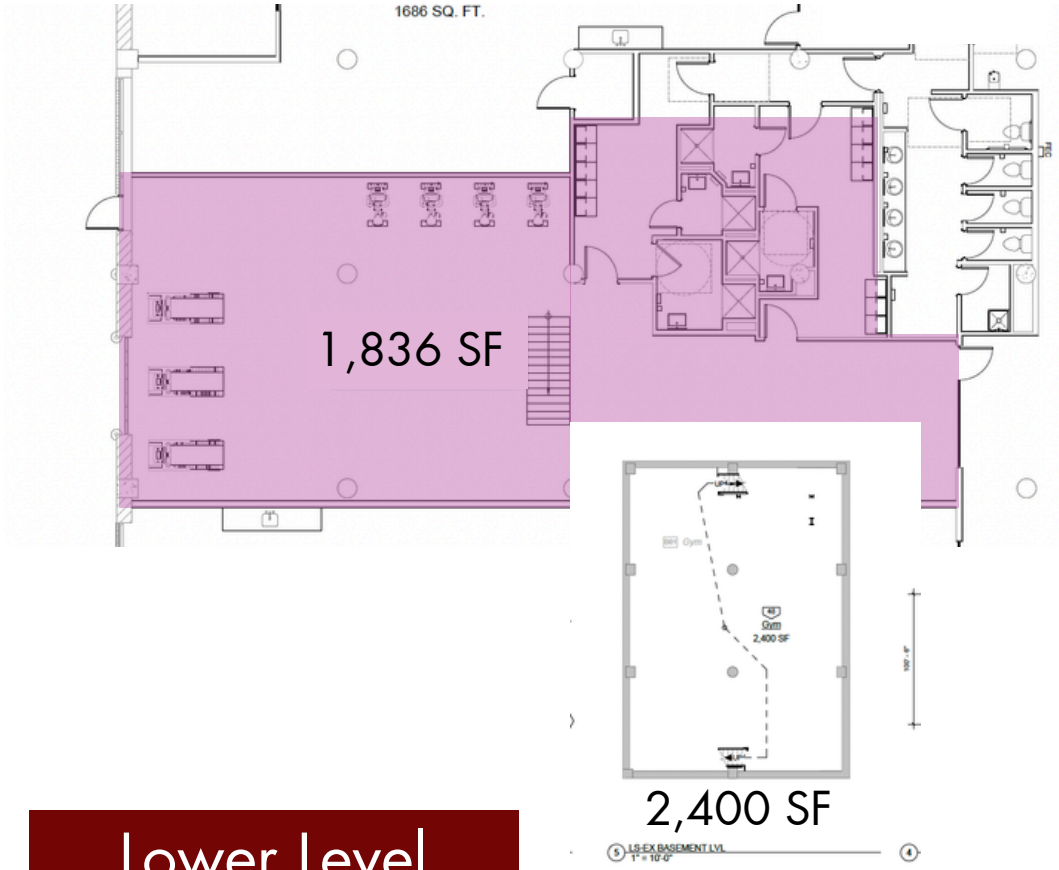




Development Happening

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 bourgeoning 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.



Lower Level

Gym Information

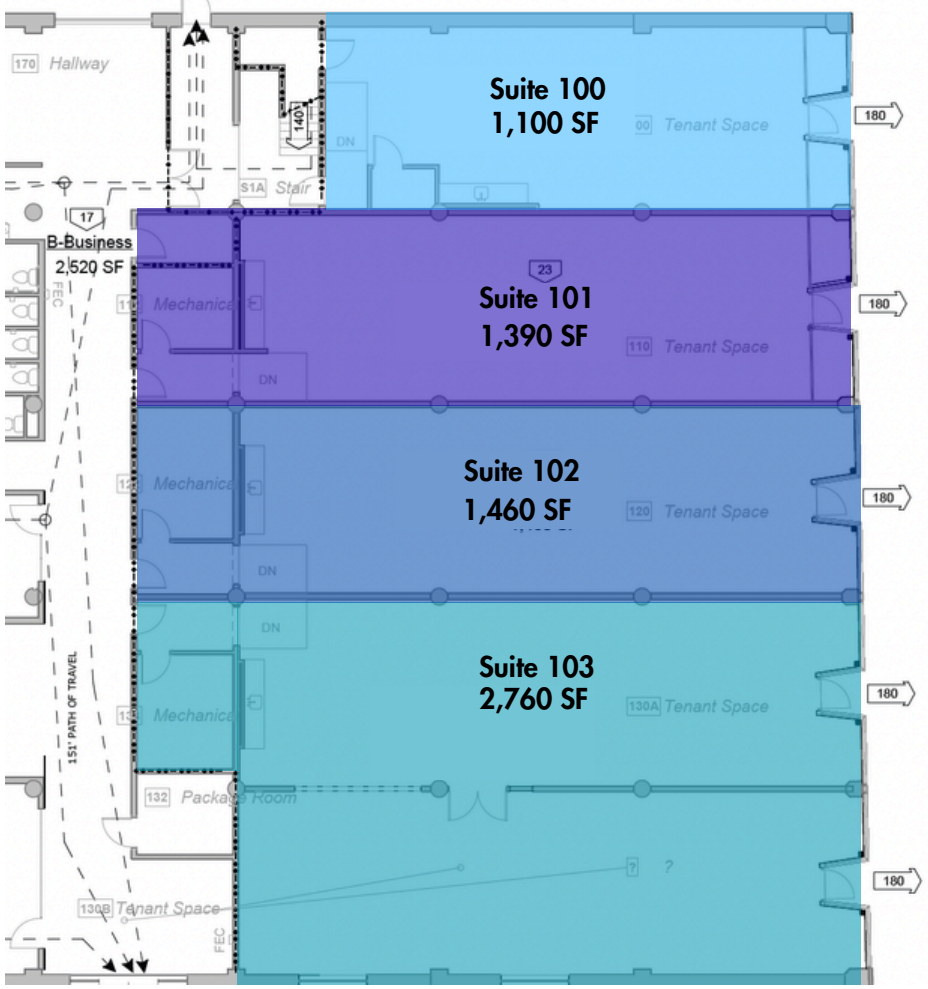
- Currently slated at 5,614 SF leasable (1st Floor and Lower Level)
- Anticipating upwards of 80 employees on premise
- Onsite Locker Room and Showers included
- Multiple adjacent businesses and residence with limited access to other gym opportunities
- Build to suite
- Corner space with giant warehouse storefronts for plenty of natural light
- Onsite parking available for clients

For Lease:$1,224/MO + Utilities









Retail Information

- 5 Restaurant/ Retail Bays available
- Ranging in size from 1,100- 2,760 sq. ft.
- Prominent Full Glass Storefronts and Separate Entries
- Approximately 12,000 car traffic count per day
- Build to suite - all new systems and finishes
- Plumbing rough-in
- Approximately 12' Tall Ceilings
- Elevated common restrooms
- Onsite parking available

For Lease:

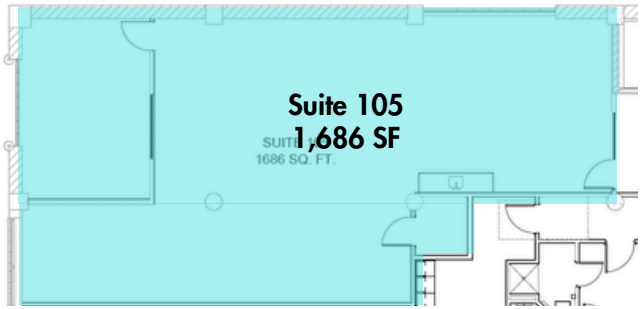
Suite 100 : $1,558/MO MG
Suite 101 : $1,969/MO MG
Suite 102 : $2,068/MO MG
Suite 103 : $3,910/MO MG

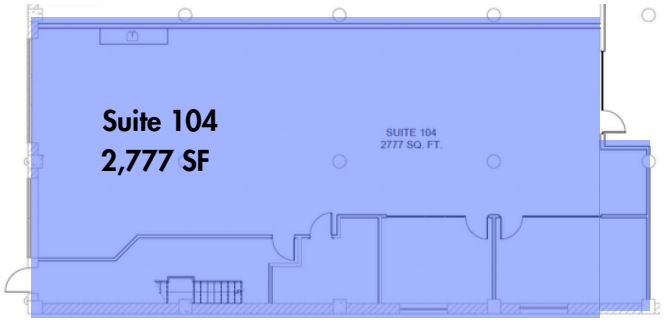


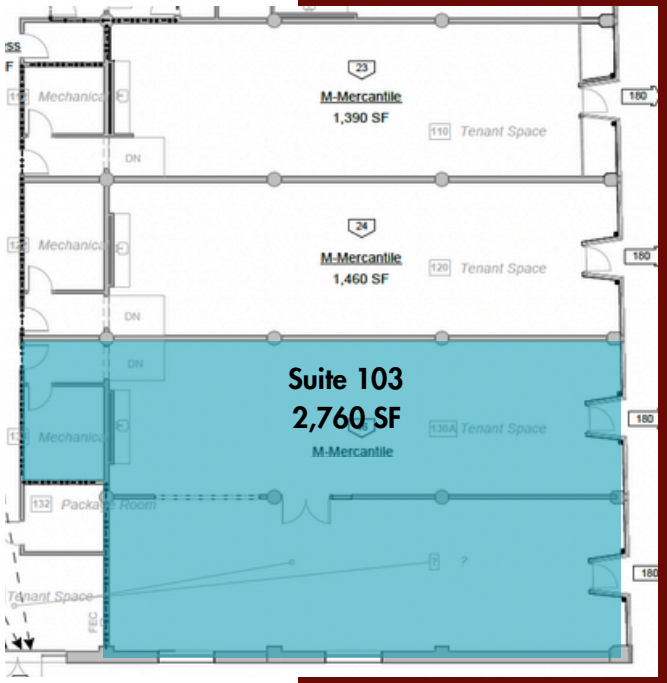




Office Information











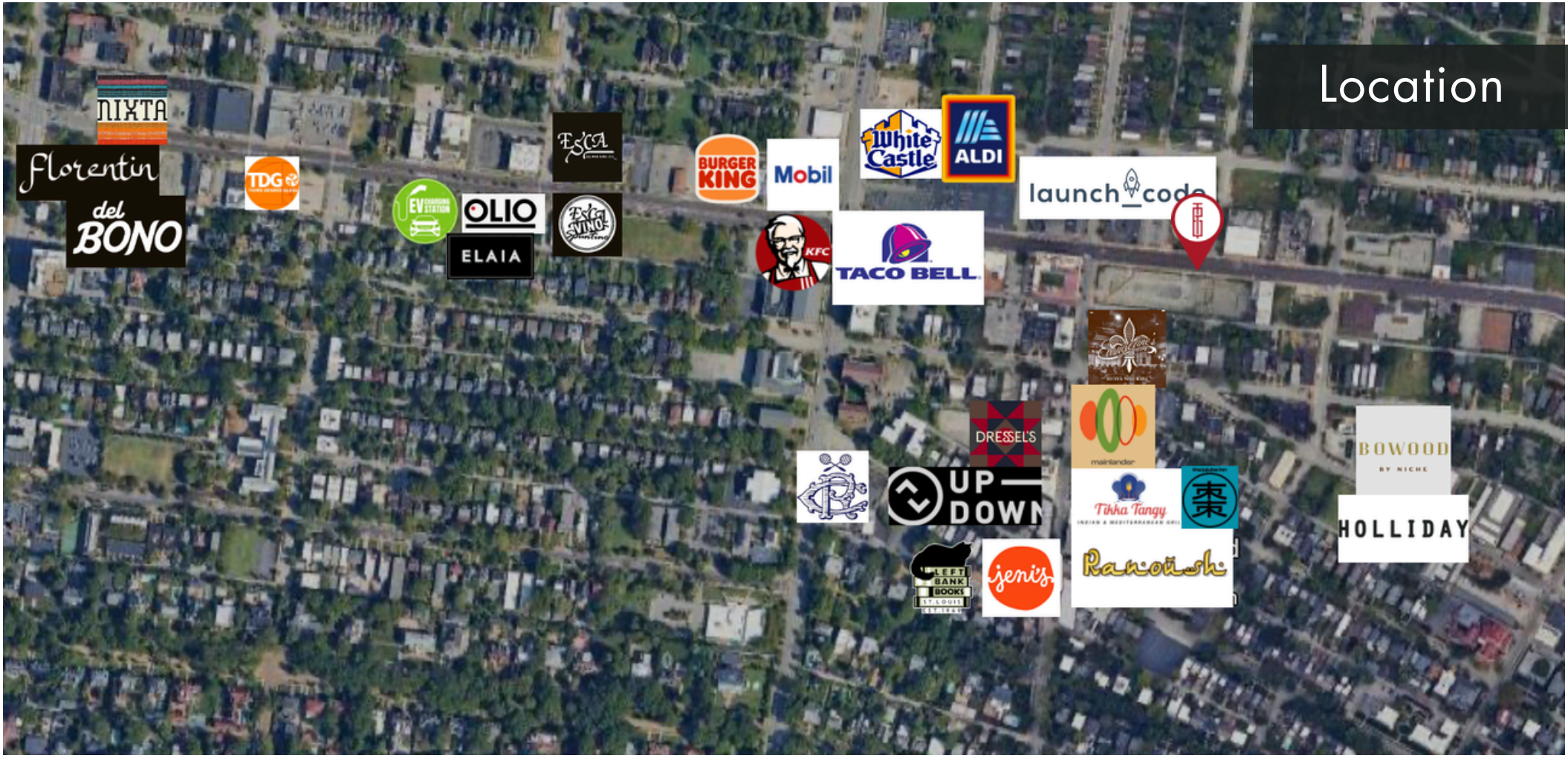
- 1,880 - 2,930 sq. ft. available
- Build to suite - all new systems and finishes
- Exposed brick walls and systems
- Elevated common restrooms and shared conference room opportunities
- Overflow desk space rental available
- Corner space with giant warehouse storefronts for plenty of natural light
- Onsite secure parking available

For Lease:

Suite 103 : $3,910/MO MG

Suite 104 : $3,934/MO MG

Suite 105 : $2,388/MO MG



BY THE NUMBERS

		1 MILE	3 MILE	5 MILE
AVERAGE DAILY VEHICLES	11,720			
POPULATION	26,464	156,123	315,461	
MEDIAN HH INCOME	$74,843	$90,354	$97,768	





CONTACT BROKERS FOR MORE INFO

Eric Schultz
314.332.4417
eric@risetothelocation.com

Jassen Johnson
314.614.6181
jassen@risetothelocation.com

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