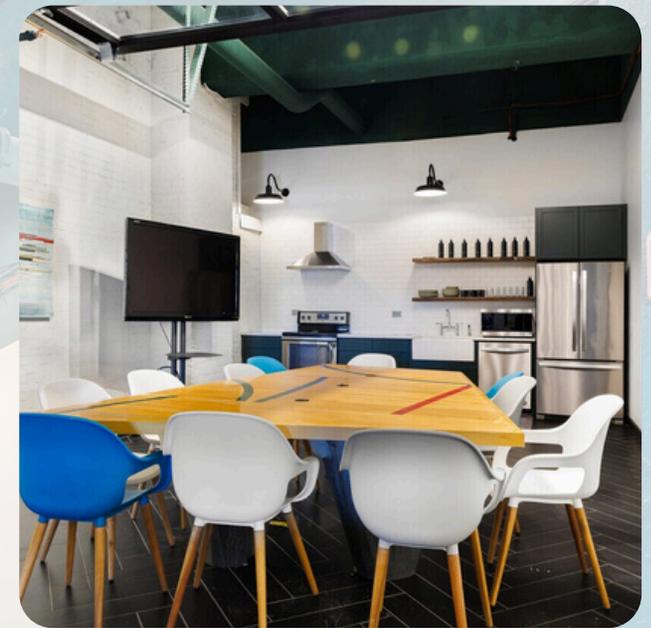


III MARTIN

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





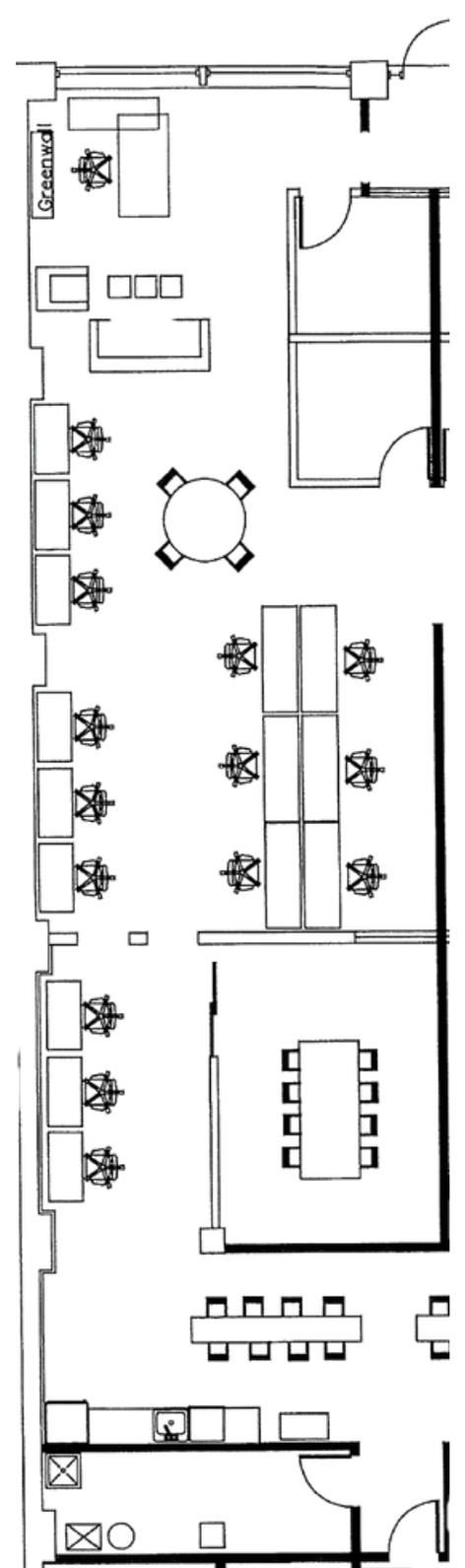
OFFICES FOR LEASE

<u>SUITES</u>	<u>SF</u>	<u>PRICE</u>
SUITE 4	2,564 SF	\$4,166.50/MO MODIFIED GROSS
SUITE 5	1,772 SF	\$2,500.00/MO MODIFIED GROSS
SUITE 10	2,336 SF	\$3,796.00/MO MODIFIED GROSS

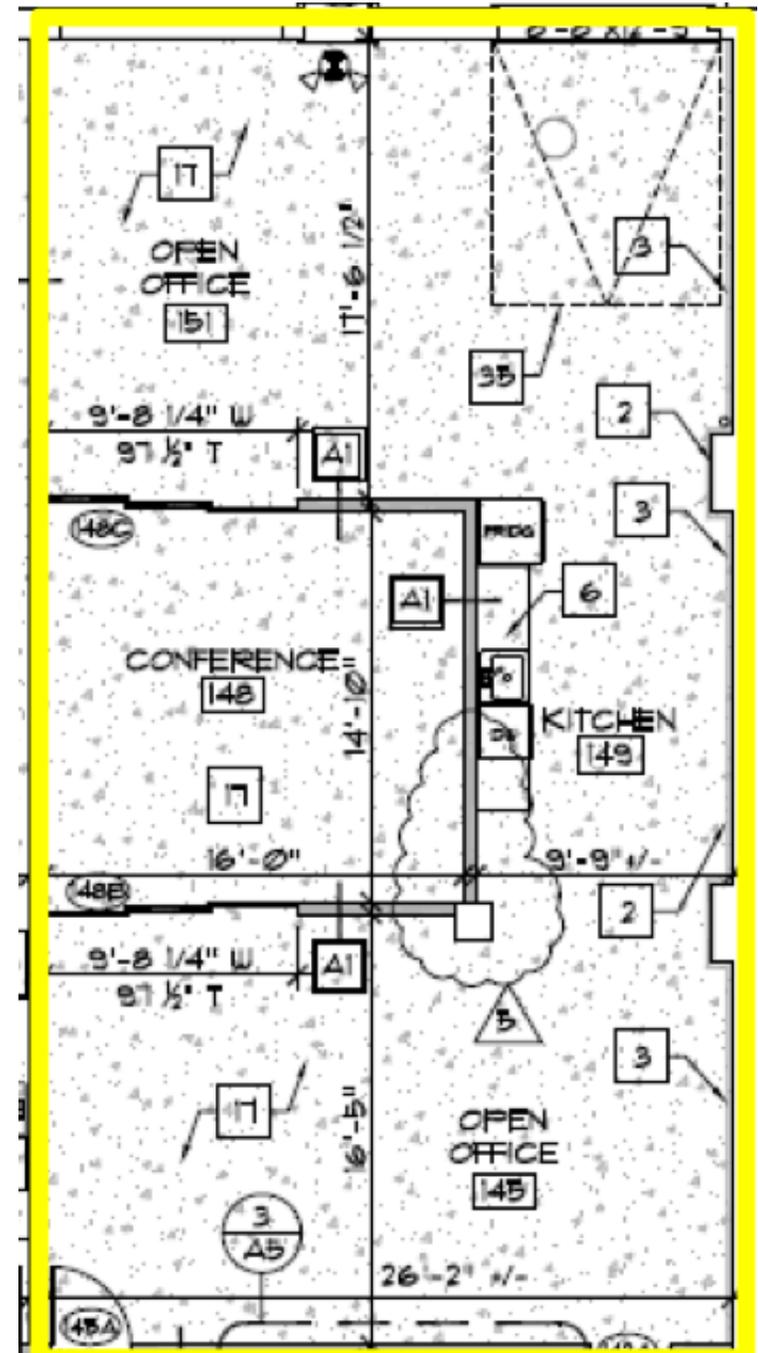
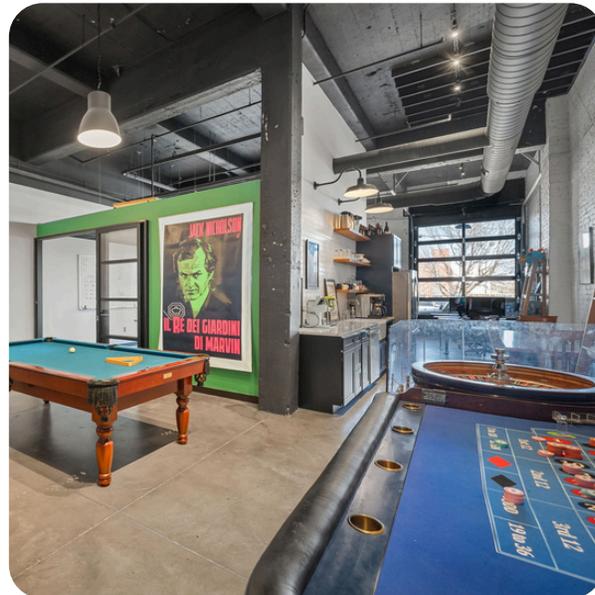
PROPERTY INFORMATION

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

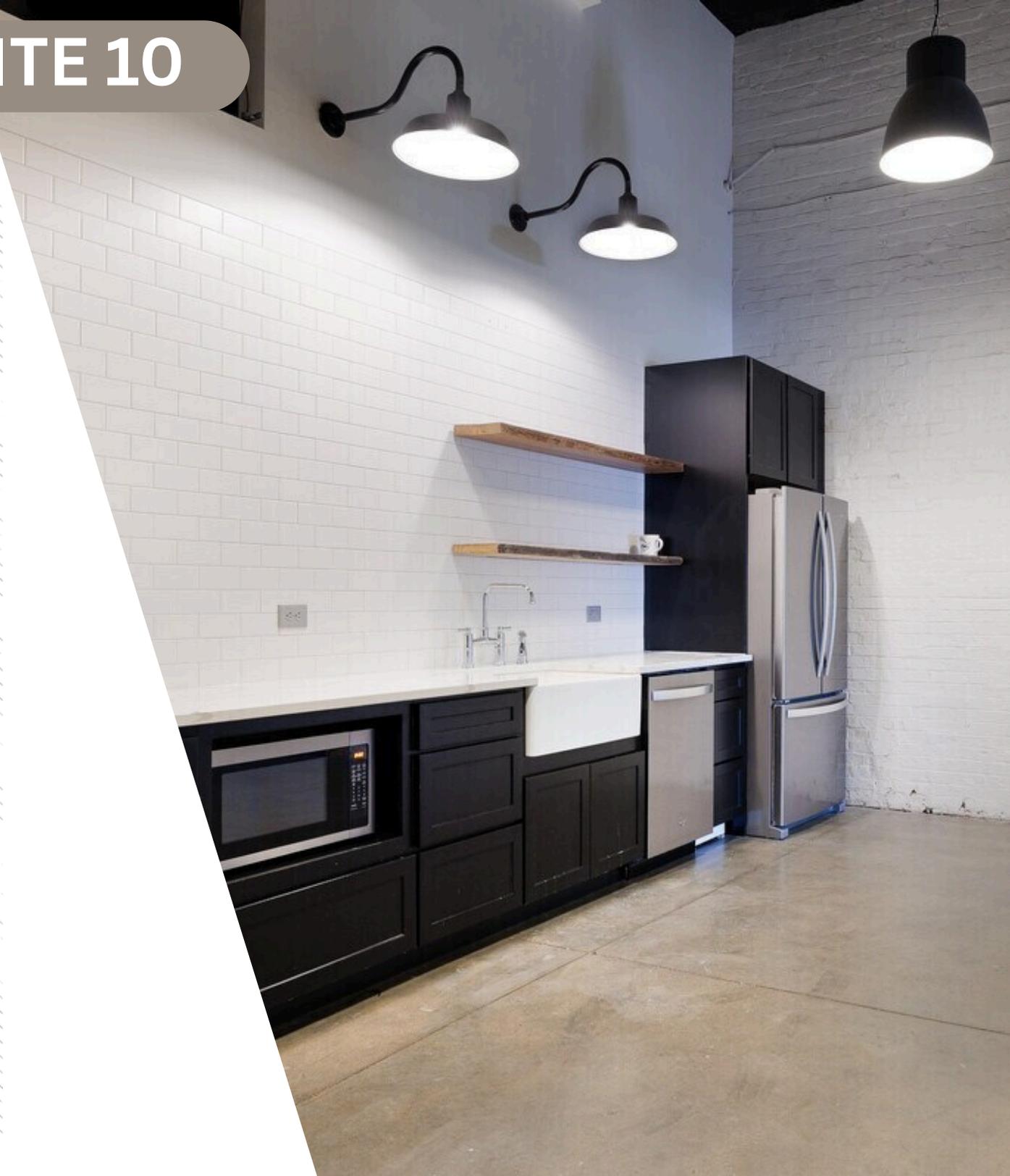
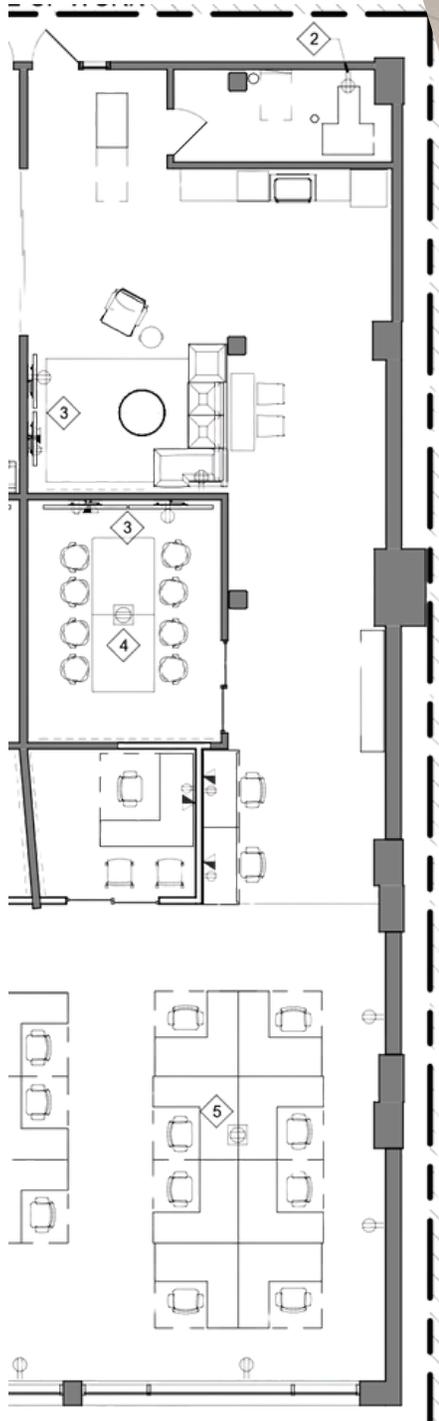
SUITE 4



SUITE 5



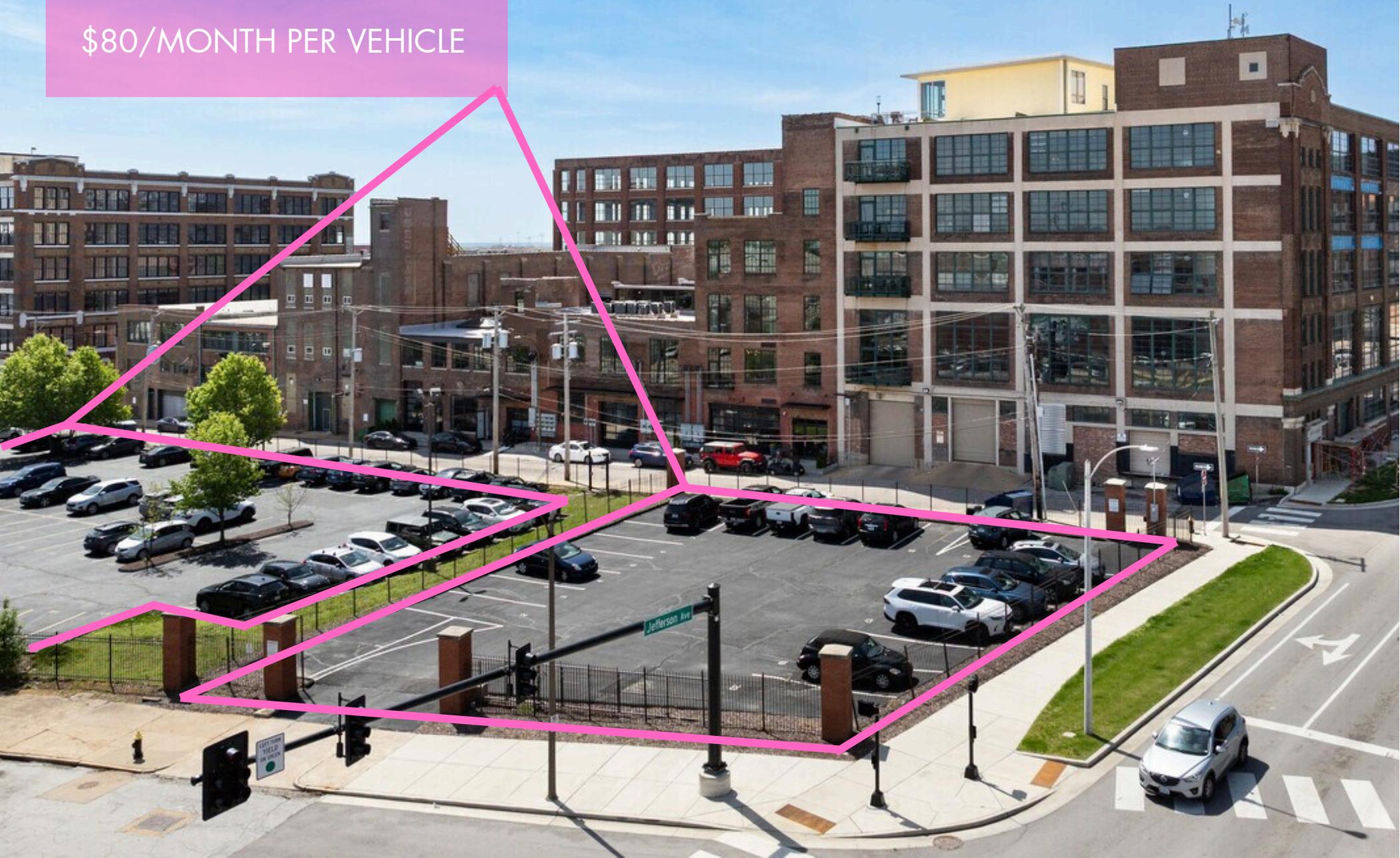
SUITE 10



PARKING

GATED AND SECURED PARKING
IN BACK OF THE BUILDING

\$80/MONTH PER VEHICLE





UNION STATION
ST. LOUIS



Energizer
Park



MARTIN

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