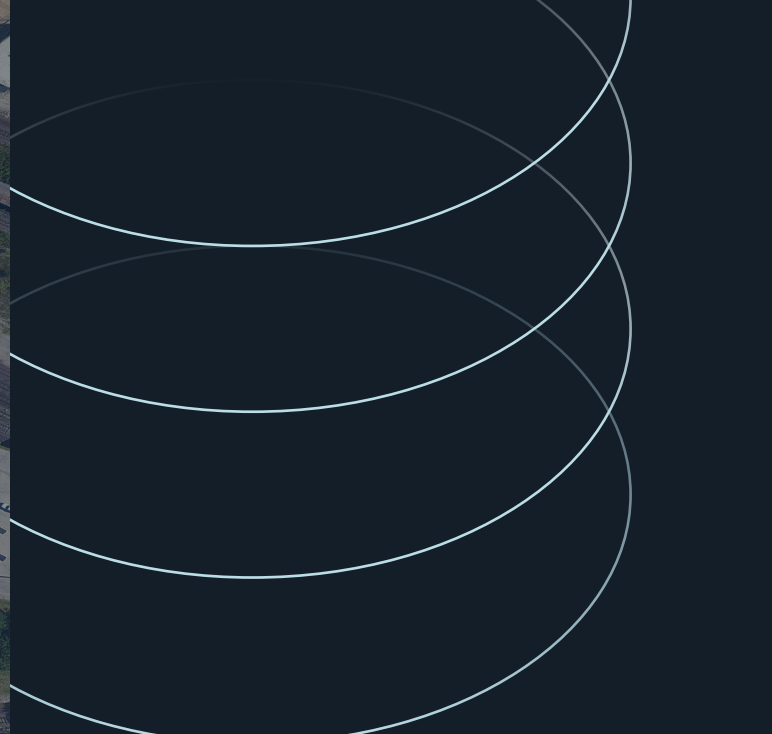




For lease

St. Louis Business Center

St. Louis, MO 63103

Flex/Warehouse spaces for lease

Contact broker for pricing

 **JLL** SEE A BRIGHTER WAY

N

Advantages and amenities



Excellent monument signage available with strong visibility from Interstate 64



2 spaces available in building flex campus of **±179,443 SF**



Ample parking with approximately 3/1000 parking ratio



Close proximity to all the amenities of **Downtown St. Louis** and **Midtown**



Managed by **Summit Real Estate group**



Current tenants

- ABM
- Advanced Auto Parts
- Ahern Fire Protection
- Control Co.
- Diverzify
- Fastenal
- Gateway Industrial Solutions
- Gateway Region YMCA
- Hilti
- Keeley Companies
- Professional Environmental Engineers, Inc.
- Prosthetic Design, Inc.

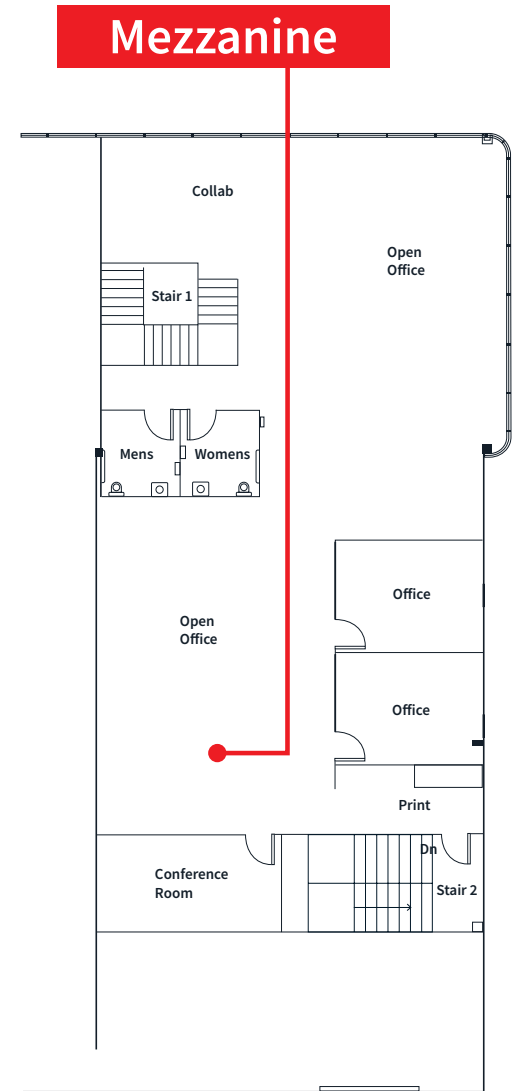
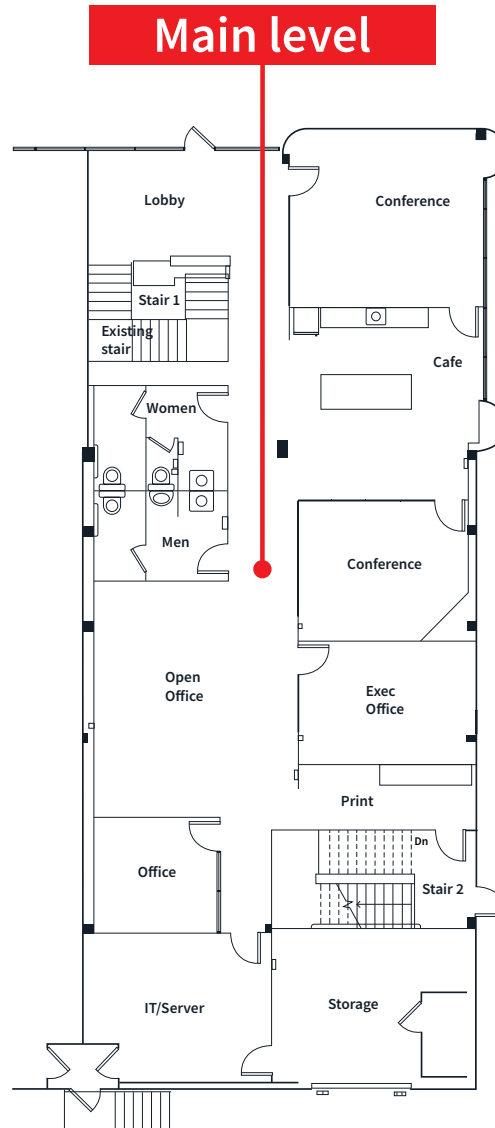
Interior



Floorplans

2675 Scott Ave., Suite A

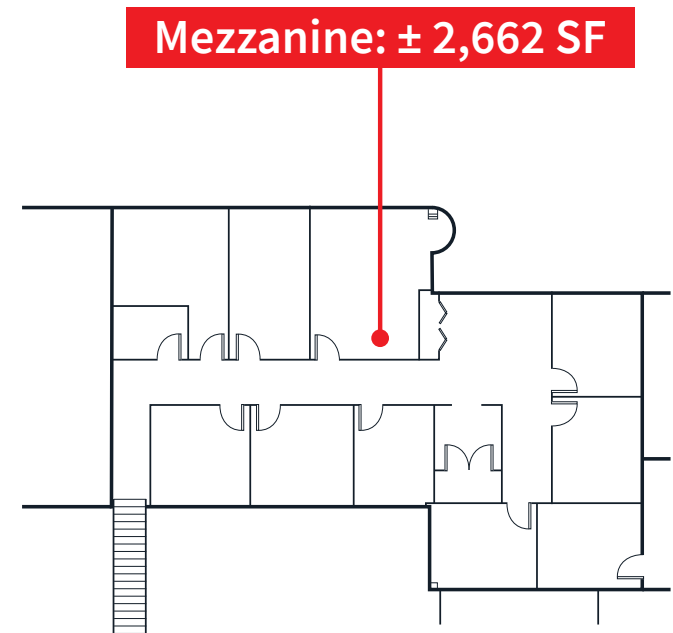
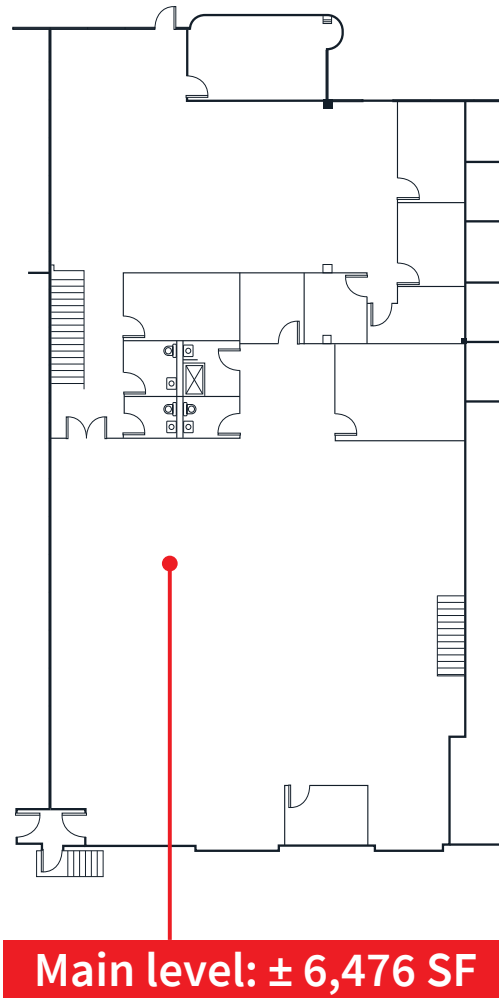
- ± 5,432 SF available to lease
- ± 22' clear ceiling
- 1 dock



Floorplans

2675 Scott Ave., Suite C

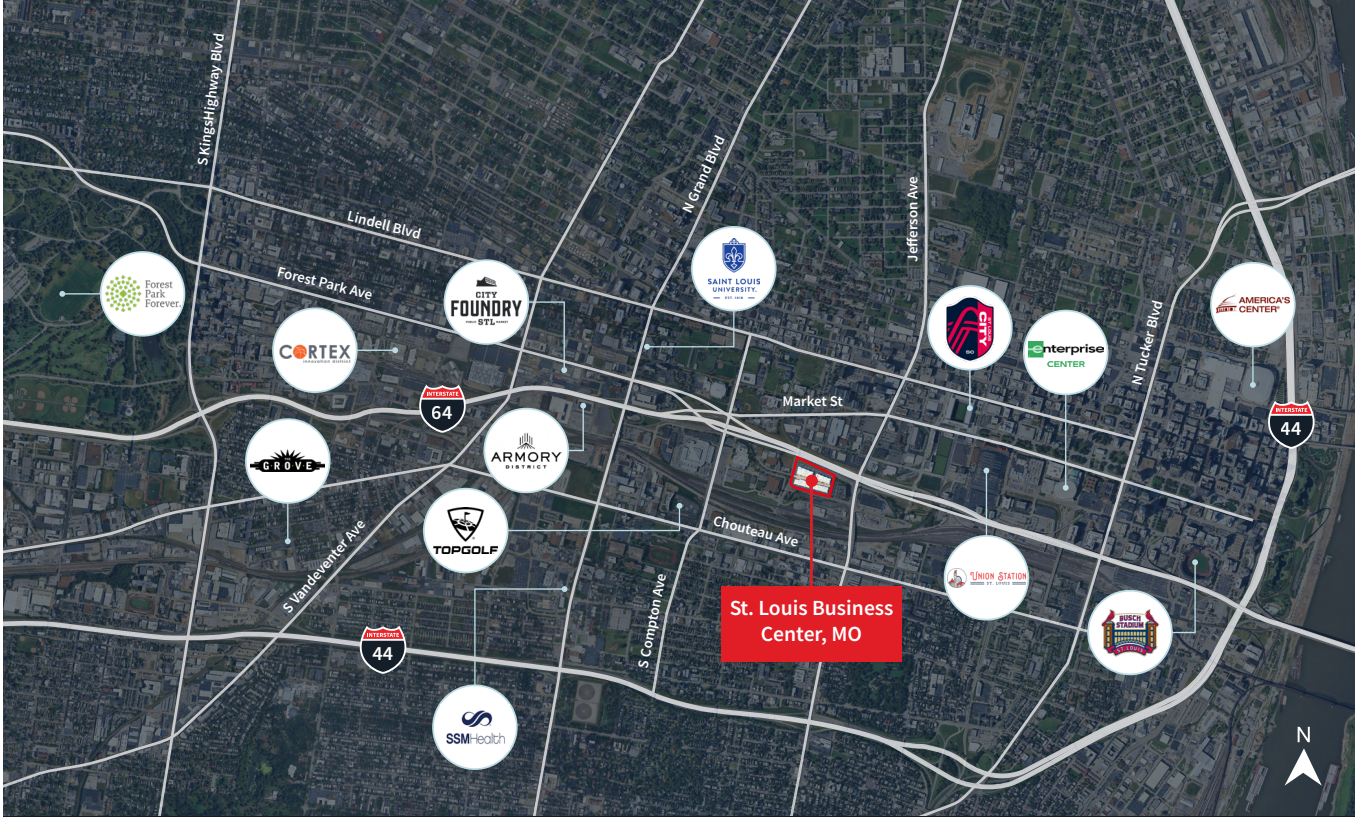
- **± 9,138 SF** available to lease
- **± 5,843 SF office** (includes
± 2,662 SF mezzanine)
- **± 3,295 SF** warehouse
- ± 22' clear ceiling
- 1 dock
- 1 drive-in



2675 Scott Avenue/St. Louis

Located near the heart of St. Louis

Located just minutes from Downtown St. Louis, this property offers a host of urban amenities with a touch suburban charm. There is a diverse range of shopping, dining, and entertainment options nearby. Whether you're seeking a bustling urban atmosphere or just easy and convenient access, St. Louis Business Center is the optimal location for your business.



Demographics	miles	miles	miles
Estimated population	13,806	127,958	278,059
Estimated households	6,360	64,661	136,108
Est. average HH income	\$69,656	\$90,141	\$84,008

+27K

Supply (Jobs)

\$44K

Compensation

270

Demand (Job postings)

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