

501 NORTH LINDBERGH BLVD. CREVE COEUR, MO

Office Building Available For Sale or Lease

PRICE REDUCED FROM \$1,200,000 TO \$990, 000!



FIRST TIME ON THE MARKET - TREMENDOUS OPPORTUNITY ON LINDBERGH BLVD

- ♦ Located just south of Olive Boulevard.
- ♦ Close Proximity to Monsanto.
- ♦ Fronting Lindbergh Boulevard with over 21,000 cars per day.
- ♦ Excellent visibility from Lindbergh Boulevard.
- ♦ Ample parking with building access from upper and lower floors.
- ♦ 2,422 SF and 377 SF spaces available.

DEMOGRAPHICS

2013 ESTIMATED	1 Mile	3 Mile	5 Mile
Population	5,828	60,407	212,281
Households	2,397	26,551	90,880
Avg. Income	\$143,985	\$104,742	\$95,073

PROPERTY DETAILS

Building Size: 9,549 Square Feet
Parking: 36 Spaces



CONTACT:
ALEX APTER
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314-469-7400 Office
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L³ Corporation • 12655 Olive Boulevard, Suite 220 • St. Louis, MO 63141 • 314-469-7400 (tel) • 314-576-9768 (fax)

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

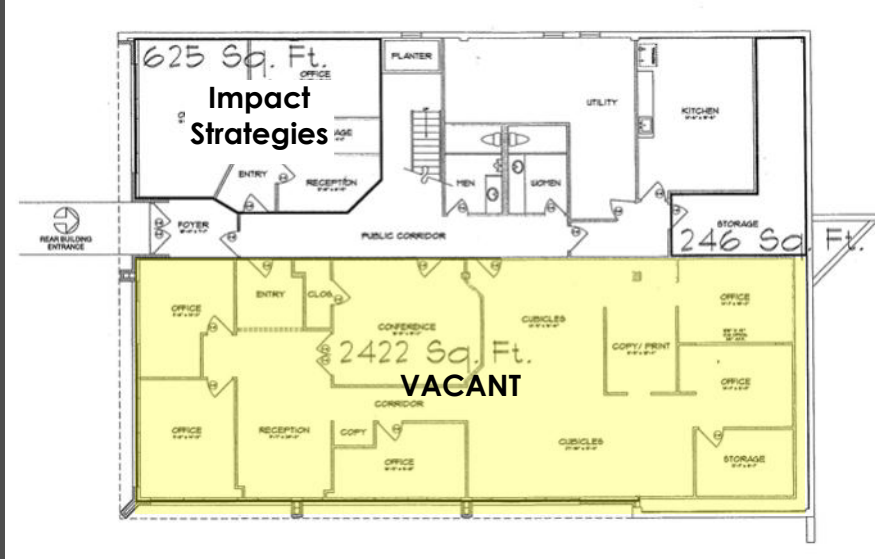
Aerial



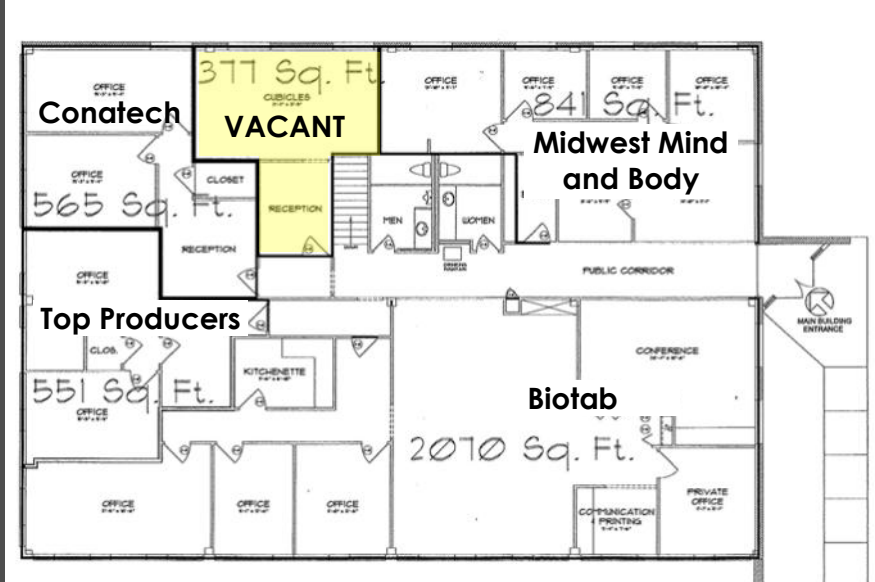
Aerial Zoom



Lower Floor



Upper Floor



Lower Level 2,422 SF Suite Available



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