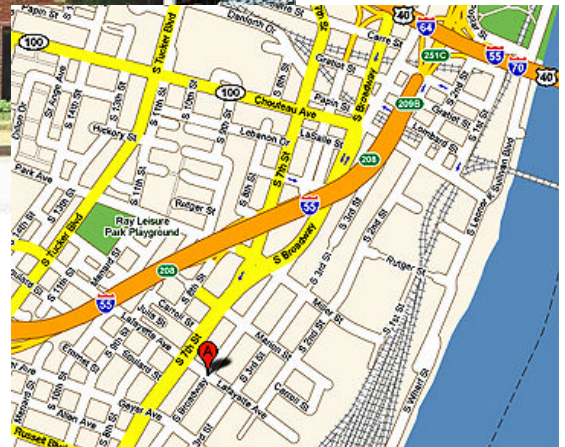


FOR LEASE

1,892 sq. ft. Office / Medical Suite



**1705 S. Broadway
St. Louis, MO 63104**



- Modern office space at the corner of South Broadway and Lafayette Ave
- Currently built out as a walk-in, medical testing lab
- Large patient reception area, partitioned reception desk, 4 exam rooms
- Good size employee break room/ meeting room w/ kitchenette
- Central office area features a large skylight to fill space with sunlight
- Off-street parking in large attached lot; corner location offers ample street parking w/o parking meters
- Across the street from historic Soulard Farmers Market
- Great access to all major highways and on major public transportation line

For Lease:

\$ 7.50 per sq. ft. NN year 1
\$ 9.00 per sq. ft. NN year 2
\$10.00 per sq. ft. NN year 3
(Minimum 3 year lease)



**DUFFE
NUERNBERGER
REALTY**

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www.dnrealty.com