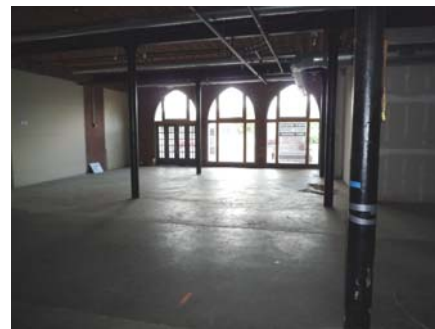


FOR LEASE



Linen Lofts 1st Floor Retail/Restaurant Space 5,300 sq. ft.



3126 Olive Street, St. Louis, MO 63103

- Renovated historic building
- 5,300 Sq. Ft. available
- 90 car parking lot in rear serving the commercial bay
- New systems, large retail windows
- Front and rear entrance off parking
- White box, including restrooms & HVAC
- 2006 RFT Best Historic Building
- Numerous commercial & residential loft developments occurring in the area
- Adjacent to SLU's new arena
- Tenants include:
 - The Loft Jazz Club
 - Pappy's Smokehouse
 - Buffalo Brewing
 - U Eatery
- Build out design & allowance negotiable

For Lease: \$11.50 per sq. ft. NNN (est. NNN \$3.95 per sq. ft.)
\$5,080 per month (est. NNN \$1,745 per month)



**DUFFE
NUERNBERGER
REALTY**

1425 South 18th Street
St. Louis, Missouri 63104
(314) 771-5335

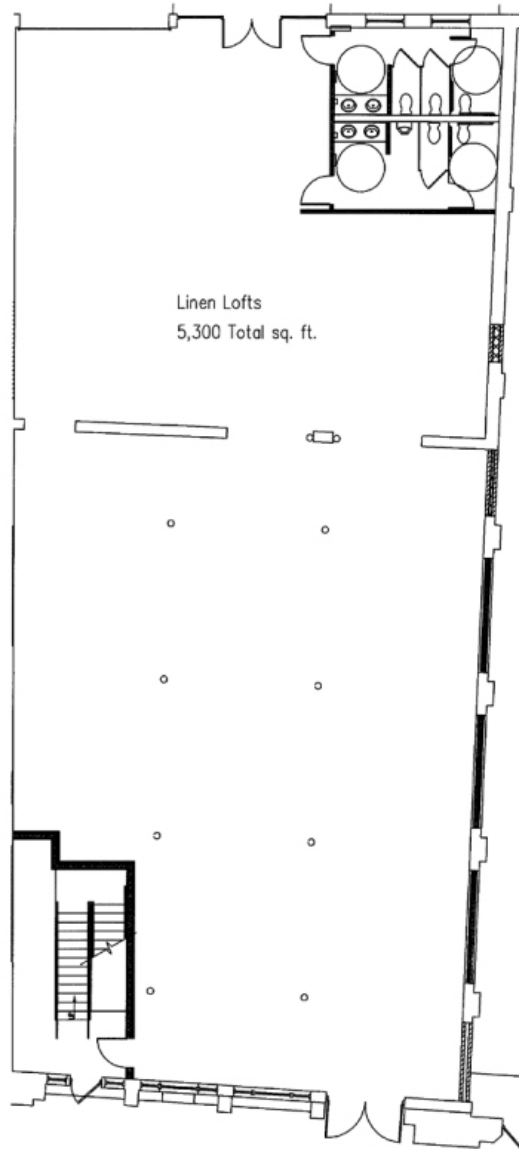
CONTACT:

Jassen Johnson
(314) 614-6181
jassen@rdallc.net

Flyer on the web at: www.dnrealty.com

Neighborhood information at www.midtownalley.com

3126 Olive - Floor Plan



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