

FRIEDMAN GROUP, LTD.



Real Estate
Brokerage
Representation
Consulting
Management
Development

AVAILABLE
314.367.2800

8,816 sq. ft. 1st floor; 2,900 sq. ft. 2nd floor - Office/Warehouse/Lofts



1609-1615 N. Broadway, St. Louis, MO 63102

Great central location - easy access to I-70 and downtown

- Two story
Divisible into 3 bays
First story: office-warehouse - 8,816 sq. ft.
Second story: office-loft (wood floor) - 2,900 sq. ft.
- 2,300 sq. ft. office
- A/C in 5,800 sq. ft.
- Freight elevator in middle bay
- Platform dock, with 2 overhead doors
- 12' - 10' ceilings
- 3 phase electric
- Wet sprinkler in 5,800 sq. ft.
- Flyer available on the web at:
www.friedmangroup.com/1615broadway.html

**FOR LEASE: \$ 4.95 sq. ft. 1st story
\$ 3.00 sq. ft. 2nd story**

Contact: Eric Friedman or Adam Charnack

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.

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