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AVAILABLE

[www.UrbanCommercialNetwork.com](http://www.UrbanCommercialNetwork.com)

## 11,672 Sq Ft Office Building Divisible With Dedicated Parking Lot



### Work Live Play @ 2217 - 2229 Pine Street St. Louis 63103

- Easily Divisible with 3 entrances
- Zoned HVAC with intensive build out
- Dedicated 34 Car Parking Lot
- 30 Camera Security System
- Developing area with access to all major interstates
- Wells Fargo Headquarters 2 blocks away
- Near the new \$1.75 billion NGA project
- 2 Showers for Bike to Work / other uses
- Some Cat 5 wiring
- Walk to restaurants, hotels, and housing
- Possible Major League Soccer Stadium nearby
- Former Adult Daycare

Information contained herein has been obtained from the owner of the property or from other sources and is subject to change without notice. The broker and owner do not guarantee the accuracy of this information. Owners and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser/tenant investigate fully.

#### For Additional Information & Tour Contact:

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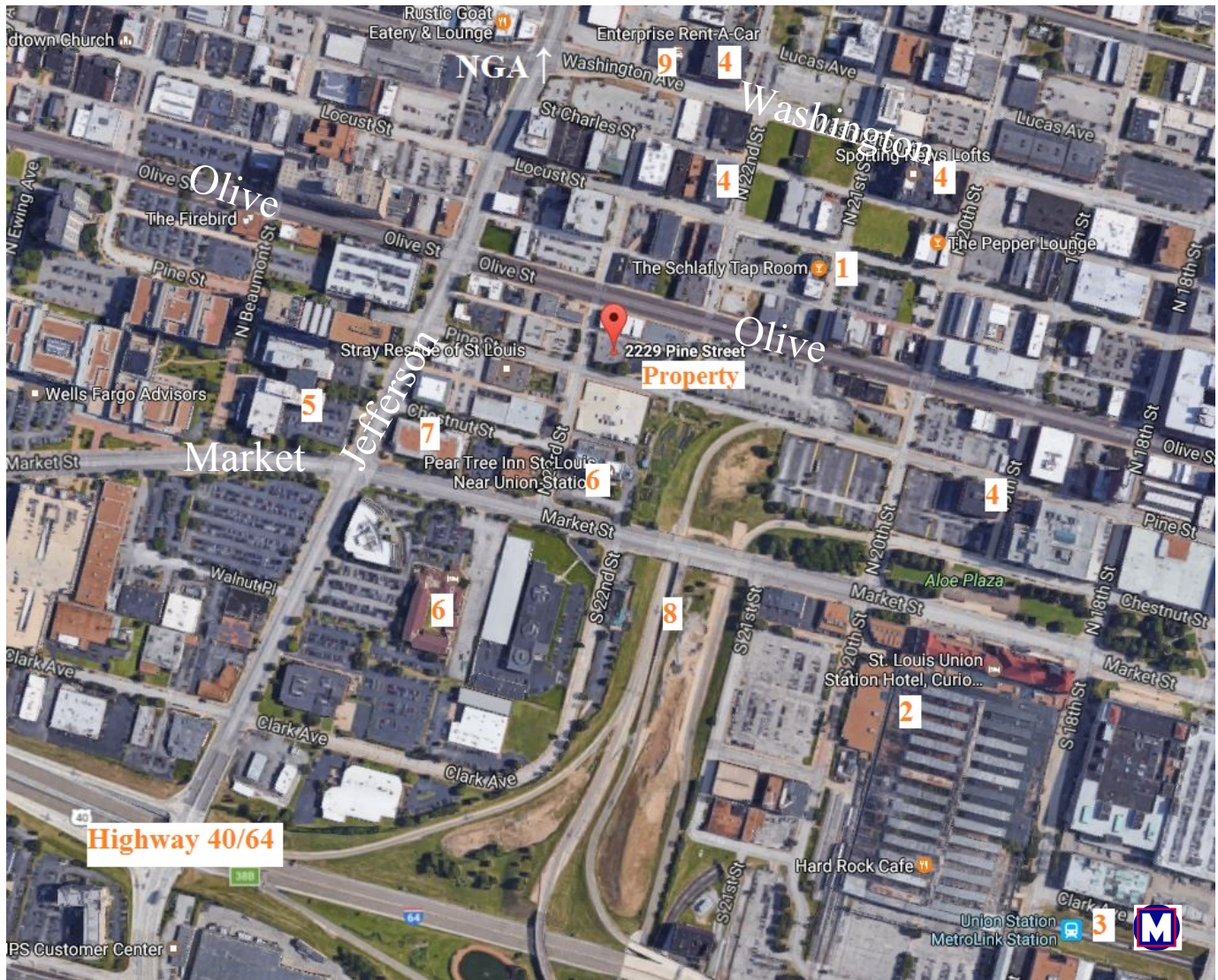


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### Great Neighborhood Resources



1. Schlafly TAP Room
2. Union Station
3. Metrolink and bus access
4. Housing
5. Wells Fargo Advisors Headquarters
6. Hotels
7. New Green Street Development
8. Possible MLS Stadium
9. Enterprise Leasing
10. National Geospatial-Intelligence Agency located 7 blocks North of Washington





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