

1241 AMBASSADOR BLVD

ST. LOUIS, MO 63132

FOR SUBLEASE 58,631 SF

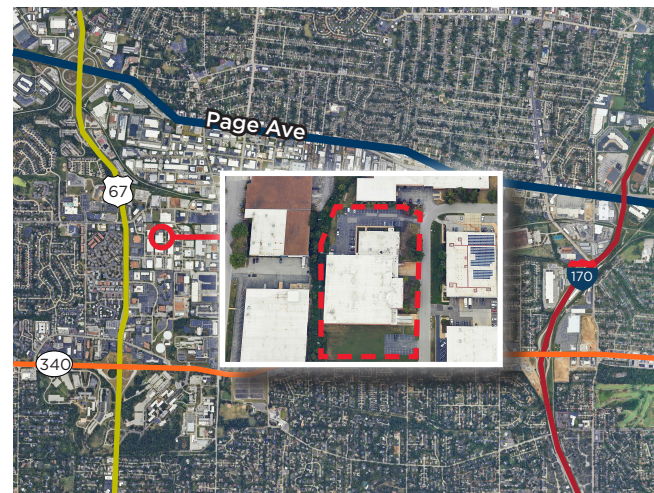
5% PROCURING COMMISSION*

*sublease must be for entire building and sublease term



PROPERTY HIGHLIGHTS

Total Available Area:	58,631 SF
Office/Showroom:	±9,500 SF
Clear Height:	20'
Loading:	5 docks, each equipped with pit levelers
Parking:	1.2/1,000 SF
Power:	1,200 amps
Sublease Expiration:	5/31/2028
Sublease Rate:	\$5.75/SF NNN \$3.95/SF NNN
Building Features:	Single-tenant building located in the 39th North District

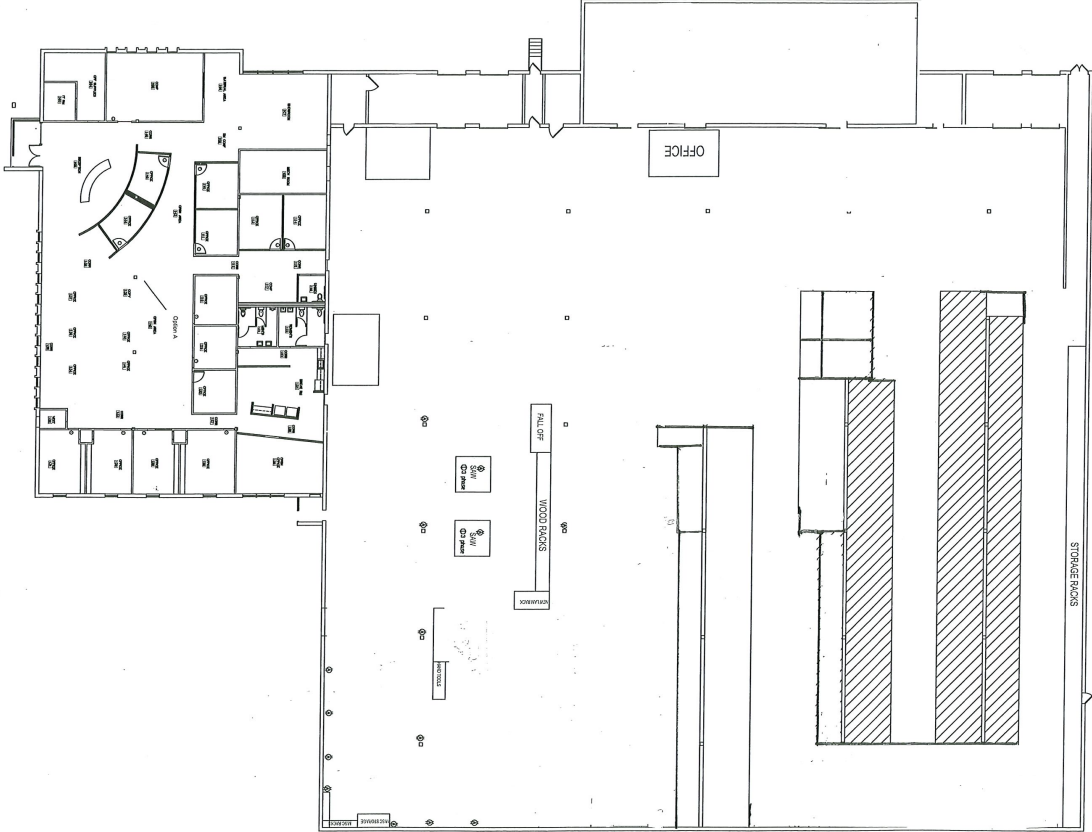


CONTACT

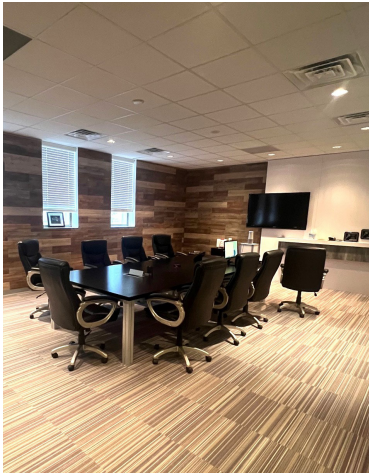
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FLOOR PLAN



INTERIOR PHOTOS



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