



# FOR SALE OR LEASE

## 600 S Holmes Ave

St. Louis, Missouri 63122



**FOR SALE - \$1,243,000 (\$175/SF)**

**FOR LEASE - Suite #1, #2, #4: \$25.00/SF Gross**

**Suite #3: \$30.00/SF Gross**

### Property Highlights

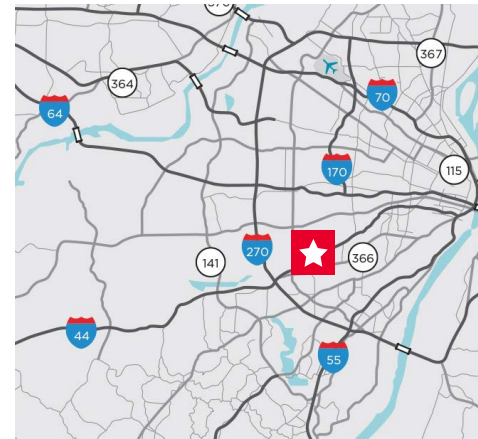
- 7,104 RSF on ± 0.62 Acres
- Value-add Investment
- 1st Floor: Suite #3 - 1,158 SF  
Suite #4 - 2,395 SF
- Ideal for Professional Office Use
- 2nd Floor: Suite #1 - 1,743 SF  
Suite #2 - 1,808 SF
- Recent CapEx including new roof, retaining wall, hardscape, parking lot seal/stripe
- Excellent Location with convenient access to I-44 and I-270

### Demographics

	1 Mile	3 Miles	5 Miles
Population	10,294	83,872	195,015
Households	4,315	34,213	83,100
Average HH Income	\$122,531	\$134,556	\$121,393

### Traffic Counts

**S. Holmes Ave** - 3,426 VPD | **Big Bend Rd** - 14,506 VPD



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**Amenities Map**



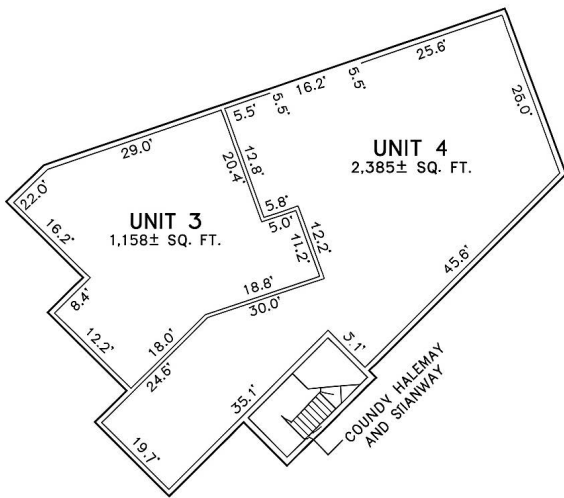
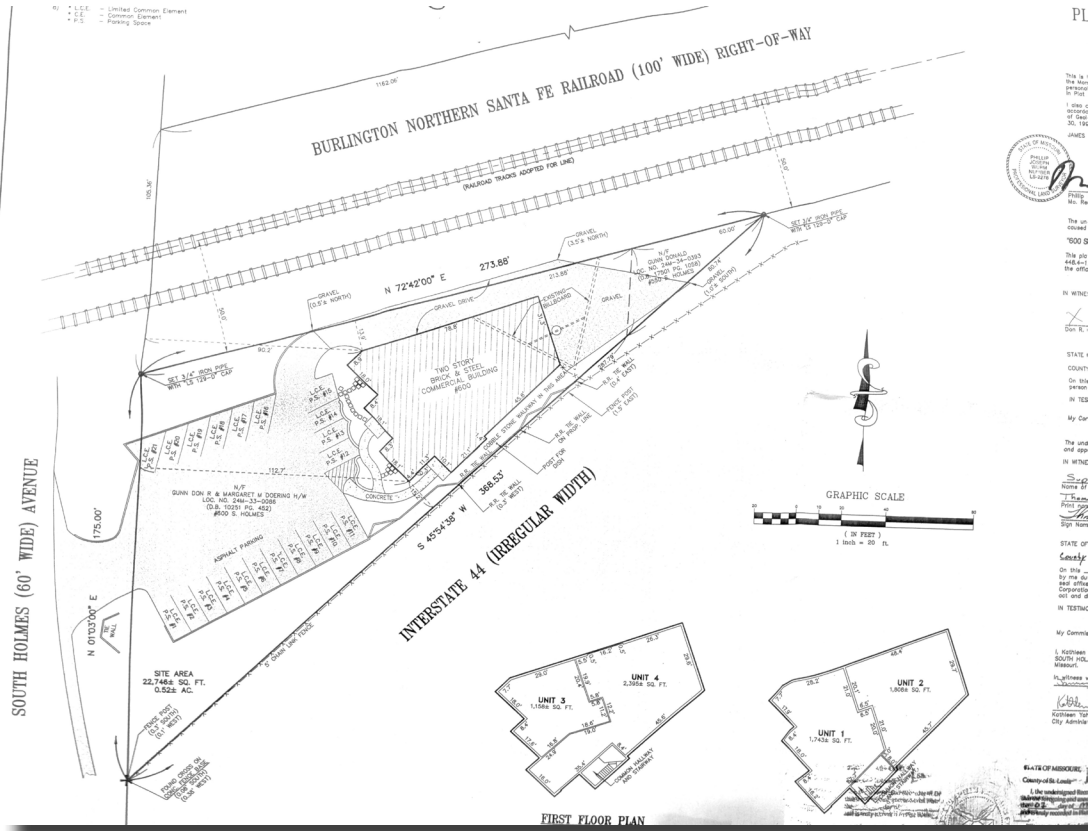
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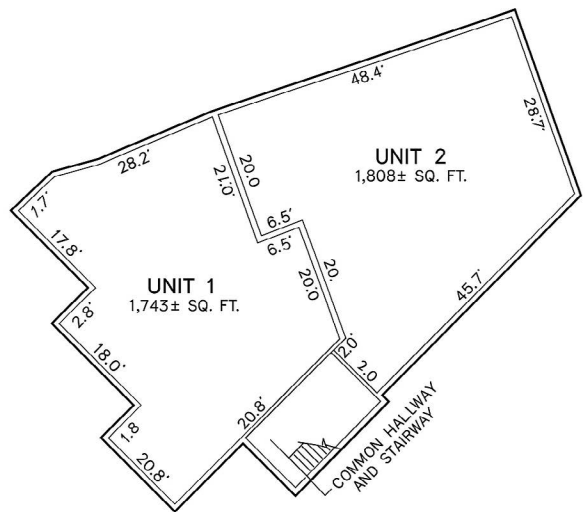
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**Site Survey / Layout**



**FIRST FLOOR PLAN**

FLOOR ELEVATION = 613.92  
CEILING ELEVATION = 627.92



**SECOND FLOOR PLAN**

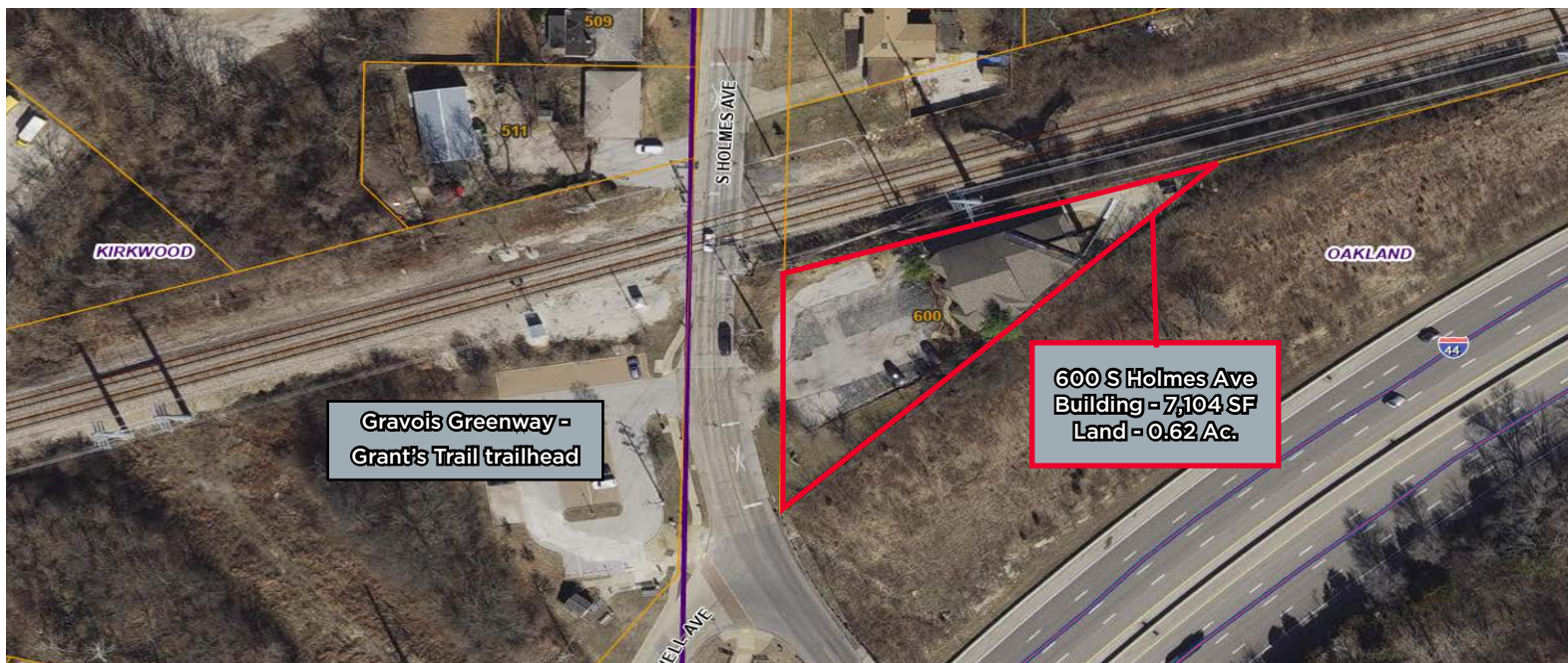
FLOOR ELEVATION = 629.57  
CEILING ELEVATION = 637.67



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St. Louis, Missouri 63122



## PROPERTY INFORMATION:

- 600 S Holmes Ave (Parcel ID 24M330262)
- 2-Stories. Built in 1989
- 18 surface parking spaces plus graveled yard in rear
- Contains approximately 27,007 SF of Land with a 7,104 SF Office Condo Building
- Separate utilities and HVAC for each unit

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