

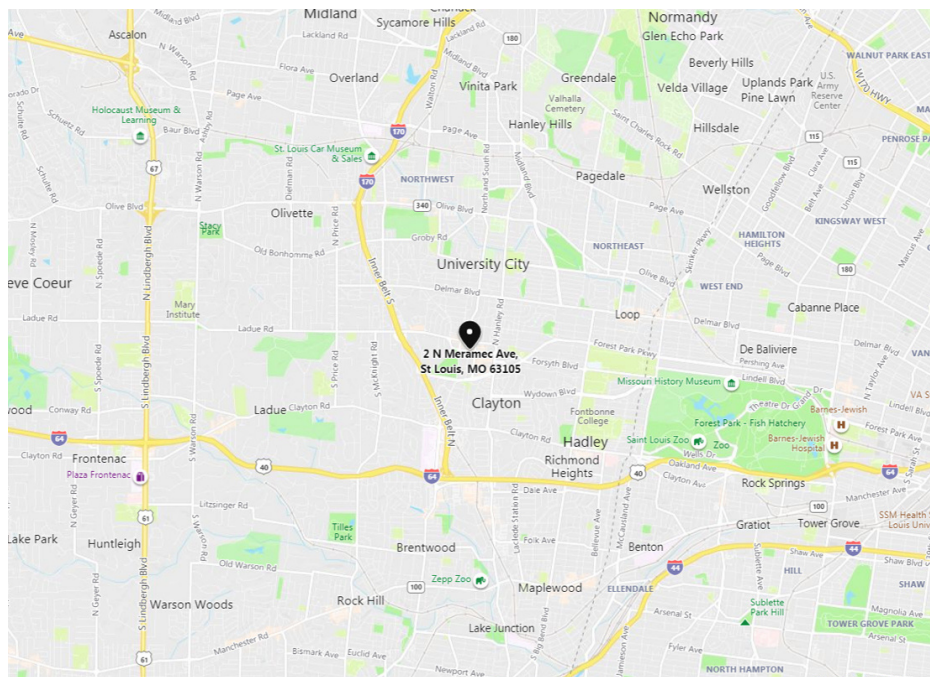


4,200 SF Office in Clayton \$18/SF Modified Gross

- Affordable, adaptable office space in the heart of Downtown Clayton
- Finished with great combination of private offices, conference rooms
- Exterior building signage at key Forsyth and Meramec corner
- Within walking distance to shops, restaurants, and Shaw Park

August H. Schlafly

august@schlaflycorporation.com
314-705-2909



Information contained herein was obtained by reliable sources we considered reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from market or change in price. Seller and Broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



- A rare boutique office retail property in the financial, legal, business, and government hub of St. Louis County
- Beautiful entry foyer (with company name on the door) with stair and ADA compliant elevator access to full floor
- 2 private bathrooms, kitchenette, storage closet. Rooftop patio available for events!

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