

OFFICE/WAREHOUSE FOR LEASE
17813 EDISON AVENUE
Chesterfield, Missouri 63005

PACE

PROPERTIES

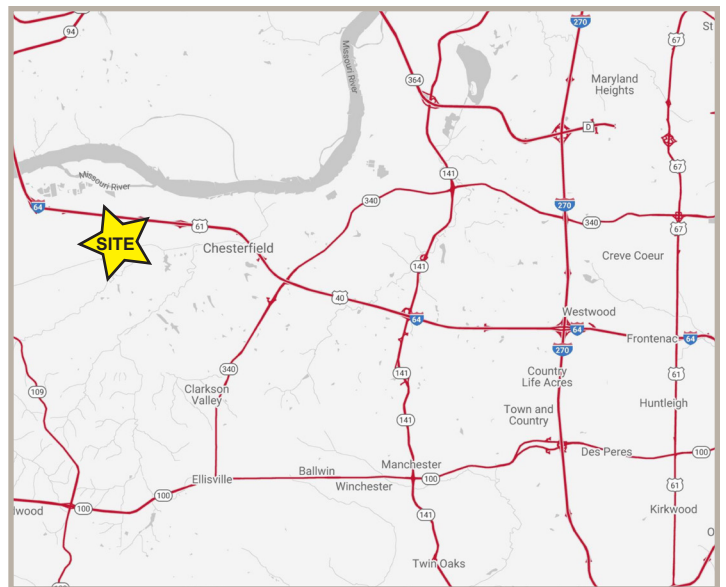


SPACE AVAILABLE: 2,221 - 6,985 SF

LEASE RATE: \$15.00/SF, MG (CAM INCLUDED)

PROPERTY DETAILS

- Tenant responsible for utilities and janitorial
- Executive suites available
- Corner offices
- Monument signage
- ADA accessible elevator
- Built in 2002
- Wet sprinkler system
- Parking: 3.5/1,000



CONTACT US FOR MORE INFORMATION

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

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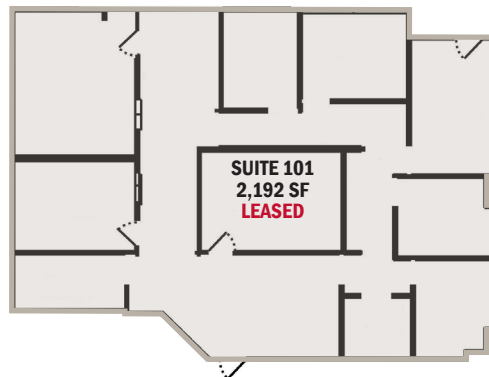
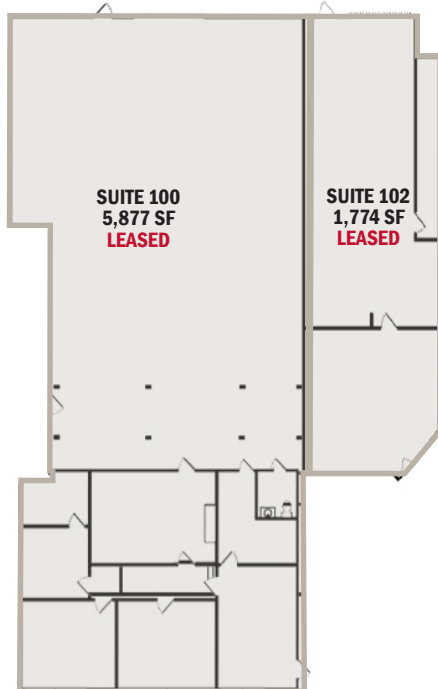
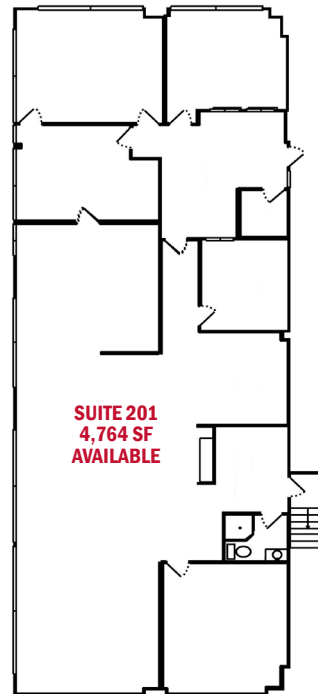
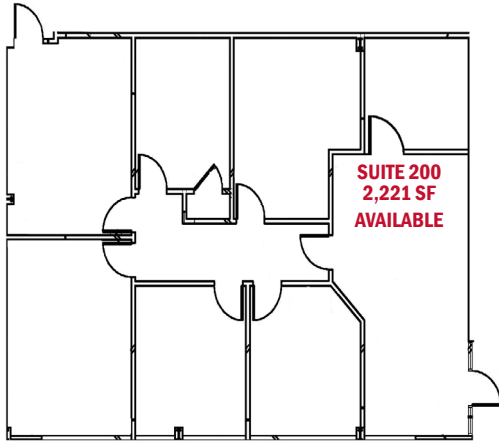
AVAILABLE SUITE DETAILS:

Suite 200 - 2,221 SF

- Lease rate: \$15.00/SF, MG
- Large reception
- Staff lounge
- 3 executive offices
- Large conference room

Suite 201 - 4,764 SF

- Lease rate: \$15.00/SF, MG
- Large open bullpen area
- 2 executive offices
- Large conference room
- Full kitchen
- Private bath with shower
- Stairway to rear lot



BUILDING DESCRIPTION

TYPE:	Office/Warehouse	ELECTRICAL:	3-Phase, heavy
YEAR BUILT:	2002	SPRINKLERS:	Wet system
BUILDING SF:	19,532 SF	PARKING:	3.5/1,000
AVAILABLE SF:	2,221 - 6,985 SF (DIVISIBLE)	PARCEL #:	17V320167
CEILING HEIGHT:	25'	ZONING:	M1, City of Chesterfield
FLOORS:	Concrete	PERMITTED USES:	Visit: www.stlouisco.com