

FOR LEASE

2,250 SF OFFICE SPACE

149 N. MERAMEC | CLAYTON, MO 63105



McKELVEY PROPERTIES
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FEATURES

- › FIRST FLOOR office space for lease: 2,250 SF
- › Located in the heart of Clayton
- › Excellent visibility with 7,110 vpd
- › Easy access to I-170, Highway 40/64 and minutes from St. Louis International Airport

LEASE RATE: \$22.00/SF MODIFIED GROSS

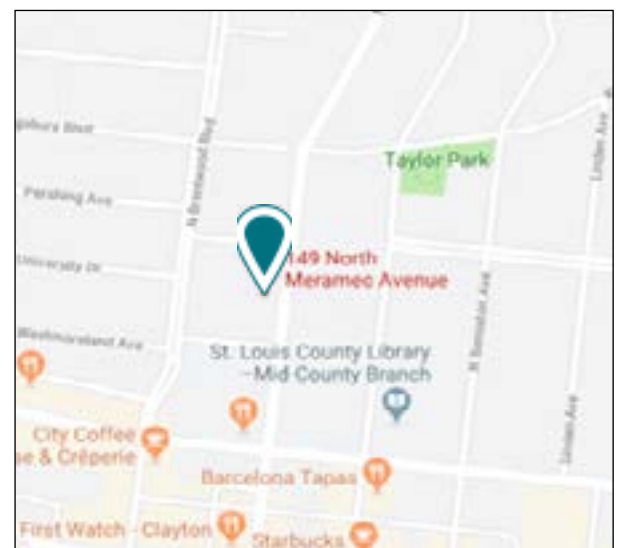
(tenant responsible for electric, gas, telephone, cable, & internet)

Contact

JANE KAPP
314.412.7727
jkapp@mckelveyproperties.com

BUILDING SIZE:
5,600 SF

ZONING:
C



MP

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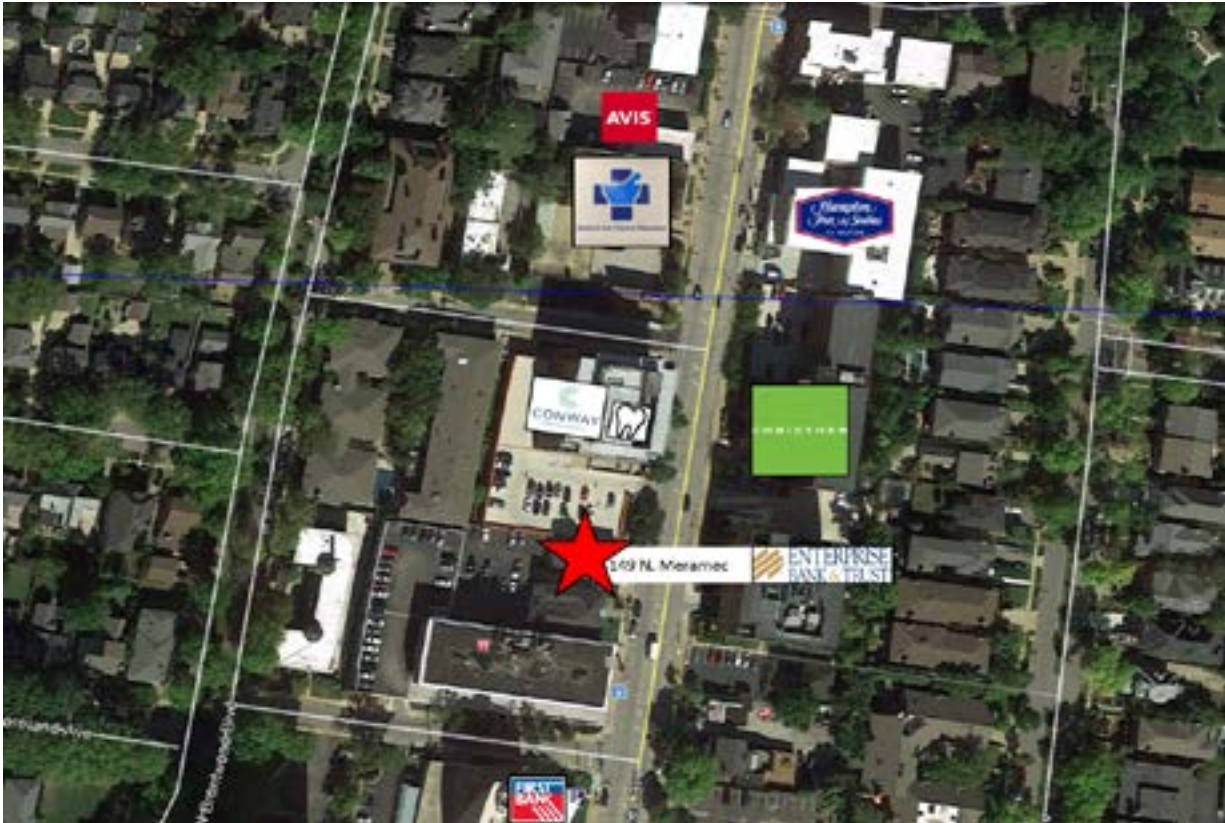
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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	18,147	114,112	301,847
HOUSEHOLDS	7,860	49,490	132,275
MEDIAN HH INCOME	\$101,393	\$63,167	\$54,189
MEDIAN HOME VALUE	\$442,221	\$266,423	\$187,737

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FLOOR PLAN



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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

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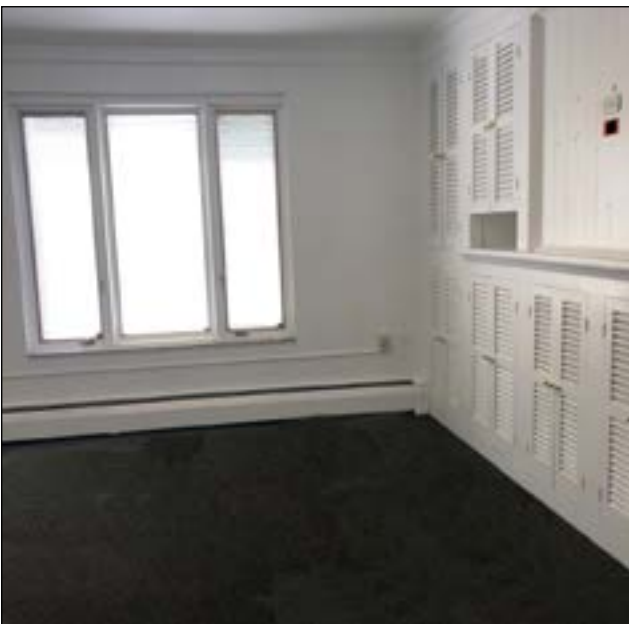
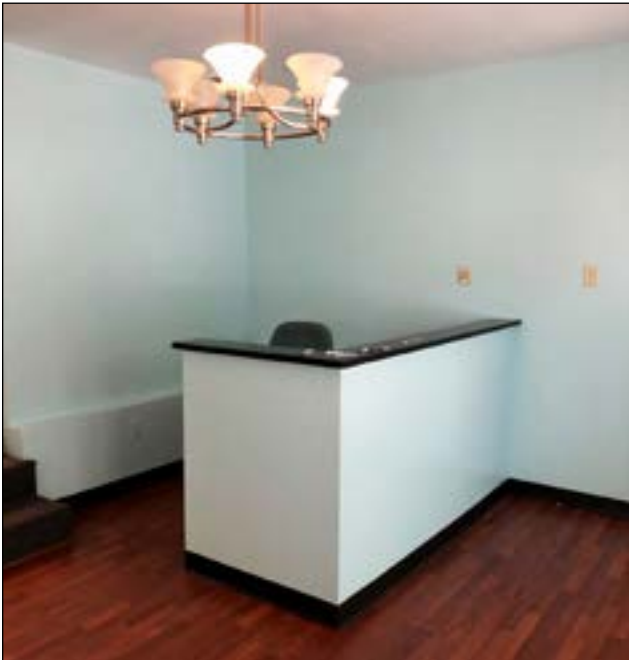
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INTERIOR PHOTOS



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