



ROME
WEST
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

1517 Washington Ave., St Louis, MO 63103

RETAIL OPPORTUNITY IN THE HEART OF DOWNTOWN WEST LOFT DISTRICT



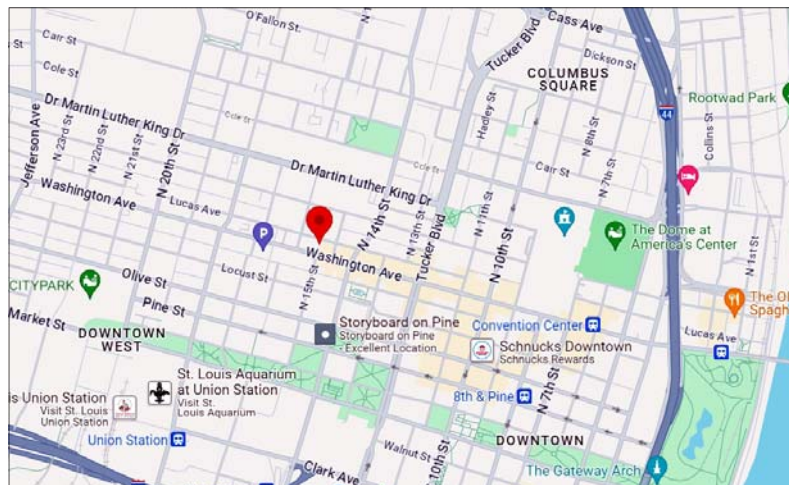
- ★ 1,750 Sq. Ft. First Floor Paristyle Building
- ★ 450 Sq. Ft. Optional Adjacent Storage Space
- ★ Historic Art Deco storefront
- ★ Commercial/residential/hotel hub
- ★ Fronts on Washington Avenue
- ★ Backs up to City Museum

Undergoing landlord upgrades

- o New HVAC
- o New ADA accessible toilet room
- o New ceiling/wall paint
- o New demising partitions
- o 200 amp electrical service exists

- ★ Tenant improvement allowance negotiable
- ★ Use to be compatible with residential, code, and condominium documents

FOR LEASE: \$12 per sq. ft. Retail
\$5 per sq. ft. Adjacent Storage



Rome West Realty LLC is the listing broker of this property and therefore represents the owner.

Missouri Broker Disclosure Form

Rome West Realty LLC does not represent the buyer or tenant when showing this property or providing information, unless otherwise agreed to in writing.

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www.RomeWestRealtyLLC.com

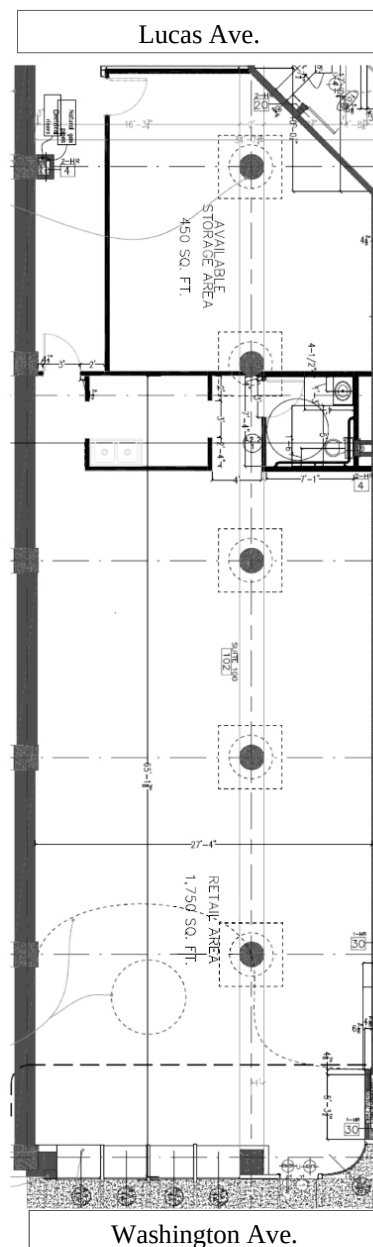
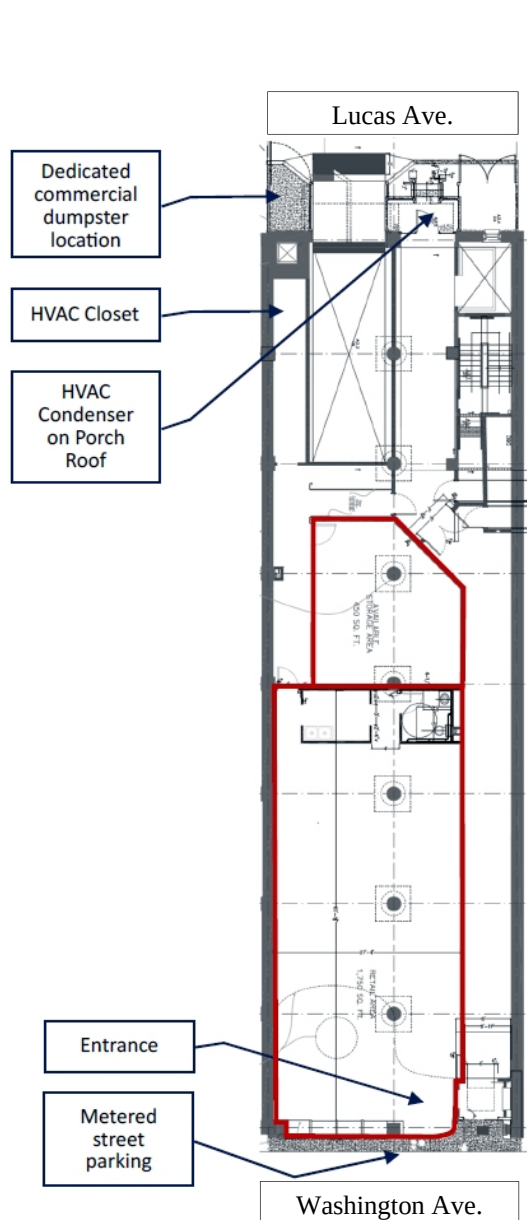


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