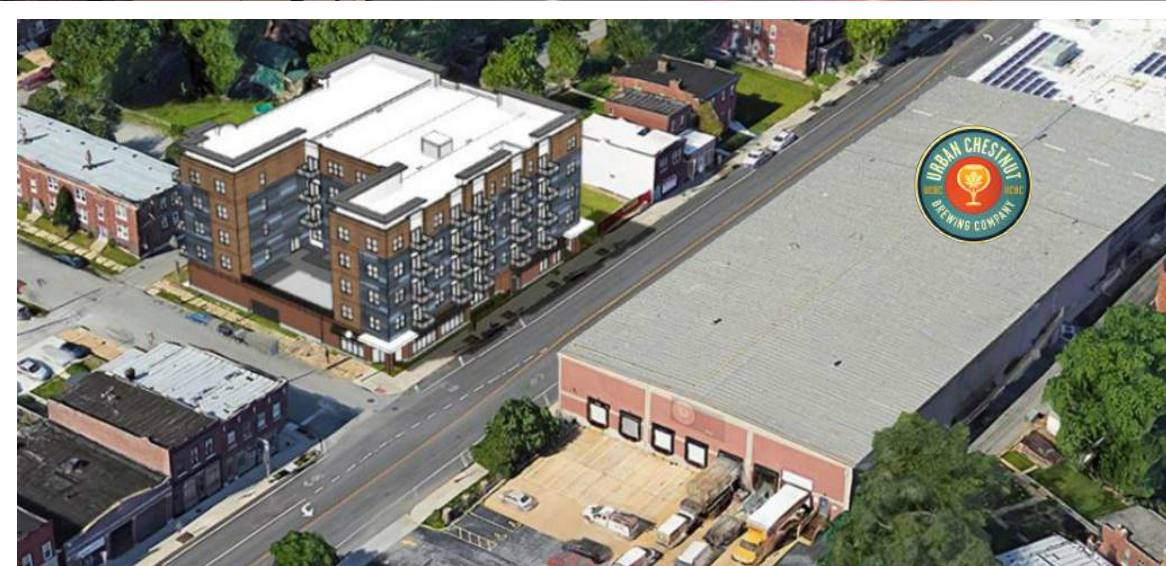


4400 Manchester Ave.
St. Louis, MO 63110



TOWER
REAL ESTATE GROUP



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RISETOTHELOCATION.com

2315 Locust Street | Suite 2 | St. Louis | MO 63103 | 314.329.0839

FOR LEASE

\$2,000-\$4,000/MO NNN

- Premier Retail Opportunity in Gateway Lofts
- Suite 1 - 2,400 SF
- Suite 2 - 1,200 SF
- Off Street Parking Available
- Restaurant Patio Seating
- Located at Western Entrance to the City's Hottest Commercial District
- Residential 100% Occupied

NOW OFFERING!

**\$25.00/SF Tenant
Improvement Allowance**

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CENTRALLY LOCATED

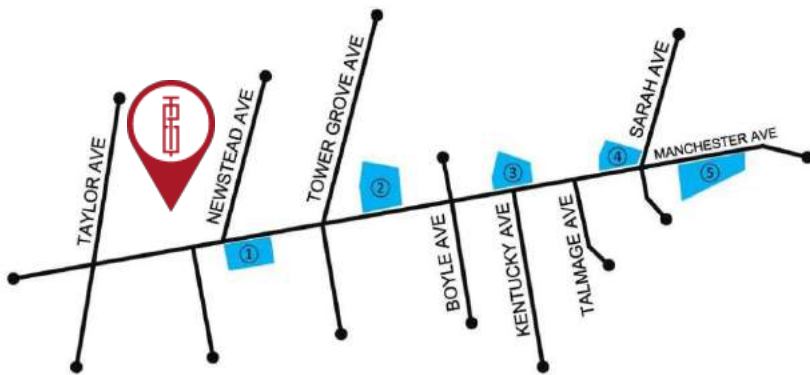


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PARKING

Parking On Site: • 1114 S Newstead.



Additional Public Parking Lots:

- 4352 Manchester Ave. (Friday - Saturday, 7pm - 3am, \$4 per car)
- 4257 Manchester Ave. (Monday-Saturday, 8am-7pm, Metered Lot)
- 4173 Manchester Ave. (Friday-Saturday & Select Weeknights, 7pm-3am, \$4 per car)
- 999 S Sarah St. (Monday-Sunday, 24 hrs, \$5 per car)
- 4036 Manchester Ave. (Monday-Sunday, 5pm-3am, \$5 per car)

THE GROVE



- 60 + Existing Businesses, 369,000 SF of Entertainment and Retail Spaces with great walkability
- Surrounded by educational institutions including SLU, Barnes - Jewish College of Nursing and St. Louis College of Pharmacy
- The Grove has a vast scene of culture from bars, ethnic restaurants, dance clubs to a favorite local coffee shop. It is continuously growing with surrounding development currently happening.



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Floor Plan

