



Office Building For Lease in the Central West End

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4500 West Pine St. Louis, MO 63108

Originally constructed in 1908, 4500 West Pine is a unique office opportunity for those desiring to work in a mixed-use district close to an abundance of walkable amenities.

Renovated in 2013, the entire building is available for lease with approximately 5,700 square feet of space on three floors. The building offers a mix of private offices and conference rooms with restrooms on each floor and reception area on the first floor.

4500 West Pine, St. Louis, MO 63108

LOCATION

Situated in the heart of the St. Louis region, 4500 West Pine is in the historic Central West End (CWE) neighborhood. The building is minutes away from I-64/Highway 40, within walking distance of Washington University School of Medicine, Barnes-Jewish Hospital and Forest Park - the nation's seventh-largest urban park, and a half block away from the newly developed Whole Foods.



BUILDING AMENITIES

- > 5,700 +/- SF (divisible)
- > Private offices
- > Free parking in private on-site lot
- > Kitchen and conference rooms
- > High ceilings
- > ADA accessible
- > Covered porch
- > Abundant retail and restaurant amenities nearby

AVAILABILITY

| Suite | Available Space (SF) | Lease Rate |
|---------|----------------------|-------------------------------|
| Floor 1 | 1,849 | \$15.00 PSF Modified Gross |
| Floor 2 | 2,200 | |
| Floor 3 | 1,640 | |

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