



# RAEDER PLACE

719-727 N. First Street  
St. Louis, MO 63102

**ROCKY STENGER**

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## Property Highlights

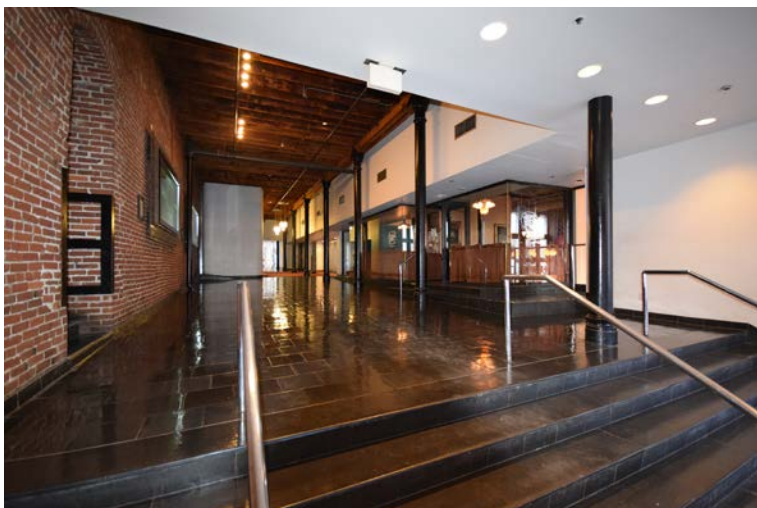
- › Premier creative building — one of the 500 most notable buildings since the 10th century (*Source: Book of Architecture*)
- › Built in 1873 with Victorian cast iron facade
- › Common area renovations and restroom updates underway
- › Views of the Riverfront and expanded arch grounds
- › Abundant parking options
- › Creative spaces with high ceilings and exposed timber
- › On-site ownership, management and maintenance

## Leasing Details

- Approximately 19,000 square feet available:
  - 6th Floor – 3,113 +/- SF top floor vacancy with mezzanine
  - 4th Floor – 11,000 +/- SF – furniture in place
  - 3rd Floor – 2,908 +/- SF and 2,087 +/- SF
- Strong local ownership significantly involved in Downtown CID
- New HVAC system installed in 2016
- Old Spaghetti Factory located on the first floor
- Fiber to the building

## Asking Rate

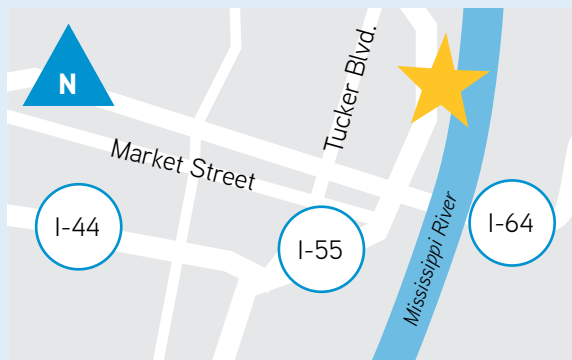
- \$15.00/SF - \$16.00/SF, Full Service



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## Contact Us

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