

# OFFICE SPACE FOR LEASE - 1917 USABLE SF - FENTON I-44/141 AREA

## RARE USABLE SQUARE FEET ON FULL SERVICE RENTAL BASIS

1747 Smizer Station Road, Fenton, MO 63026



### OFFERING SUMMARY

[CLICK HERE TO VIEW VIDEO](#)

<b>AVAILABLE SF:</b>	1917 Usable SF
<b>LEASE RATE:</b>	\$3,994 per month (Full Service) BASED ON USABLE SQ. FT.
<b>SUBMARKET:</b>	SouthWest St. Louis County

### PROPERTY OVERVIEW

Great space with a lot of buildout in 1917 USABLE SQ. FT.

Great access to I-44, 141, I-270 and surrounding area, including SSM St. Claire Hospital - Fenton

### PROPERTY HIGHLIGHTS

- Office Space in "Control your own front door building"
- Local Ownership and Management
- Attractive Office Layout with waiting area, support staff , storage, nice mix of private offices and/or conference rooms
- In suite restroom, HVAC and plenty of storage
- One of the last office buildings leased on the usable square footage of the space, common area available to tenants however rent is not charged on it.
- Property has a large pylon sign with space available for a tenant

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**LYNN RICHTER**  
Managing Director / Broker Associate  
0: 314.775.2750  
lrichter@kwcommercial.com

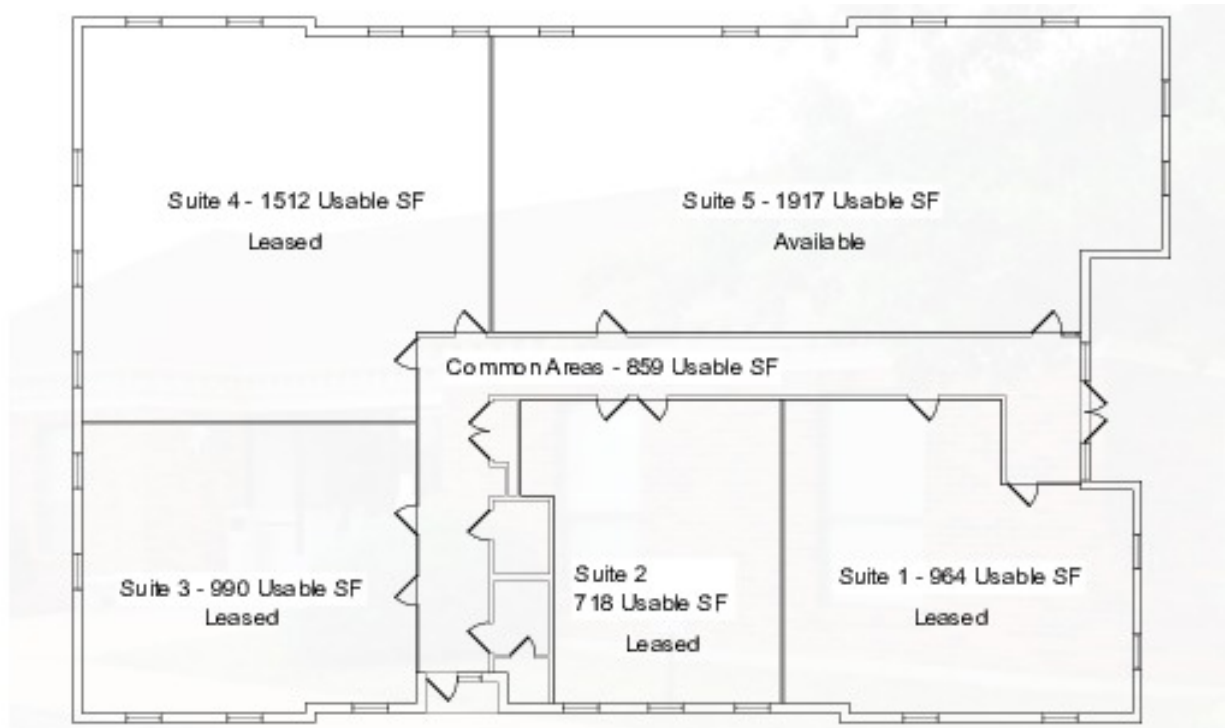
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## OFFICE SPACE FOR LEASE - RENT BASED ON ONLY THE USABLE SF



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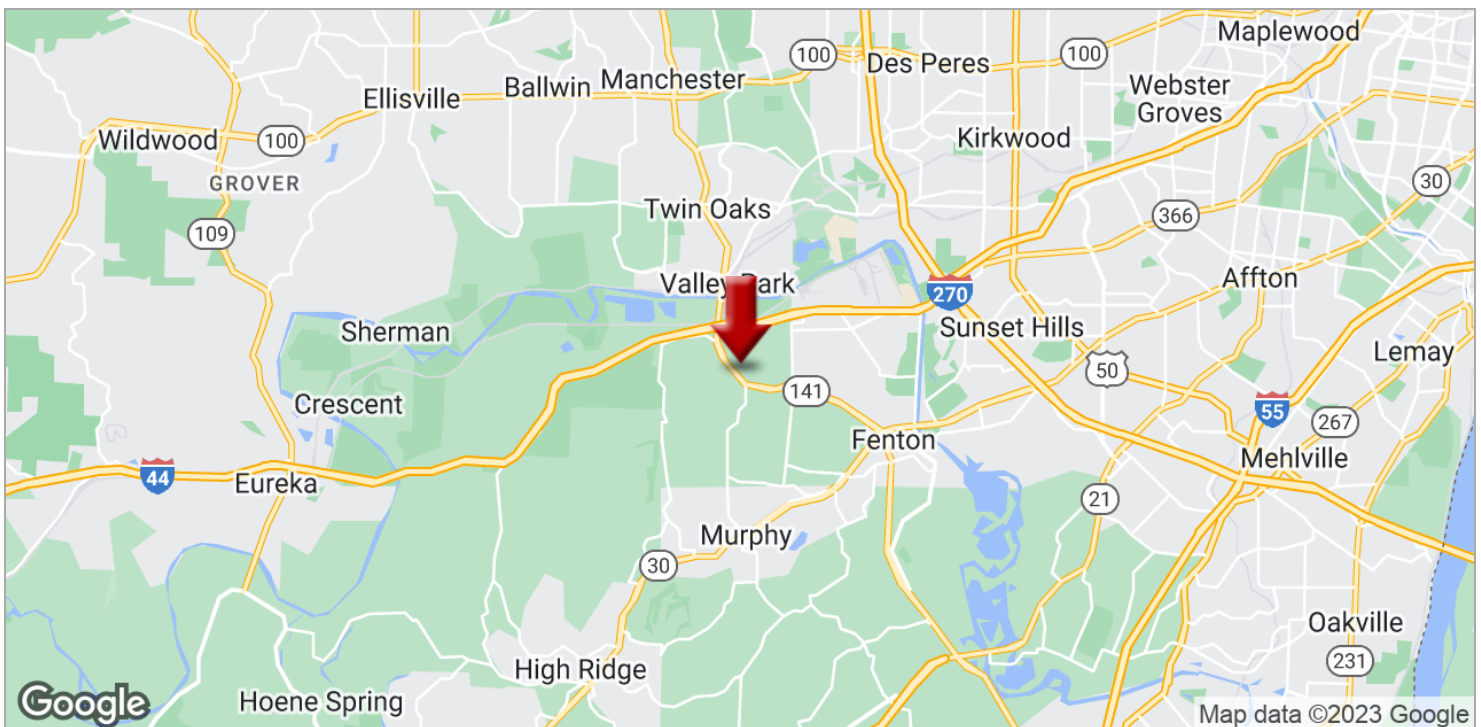
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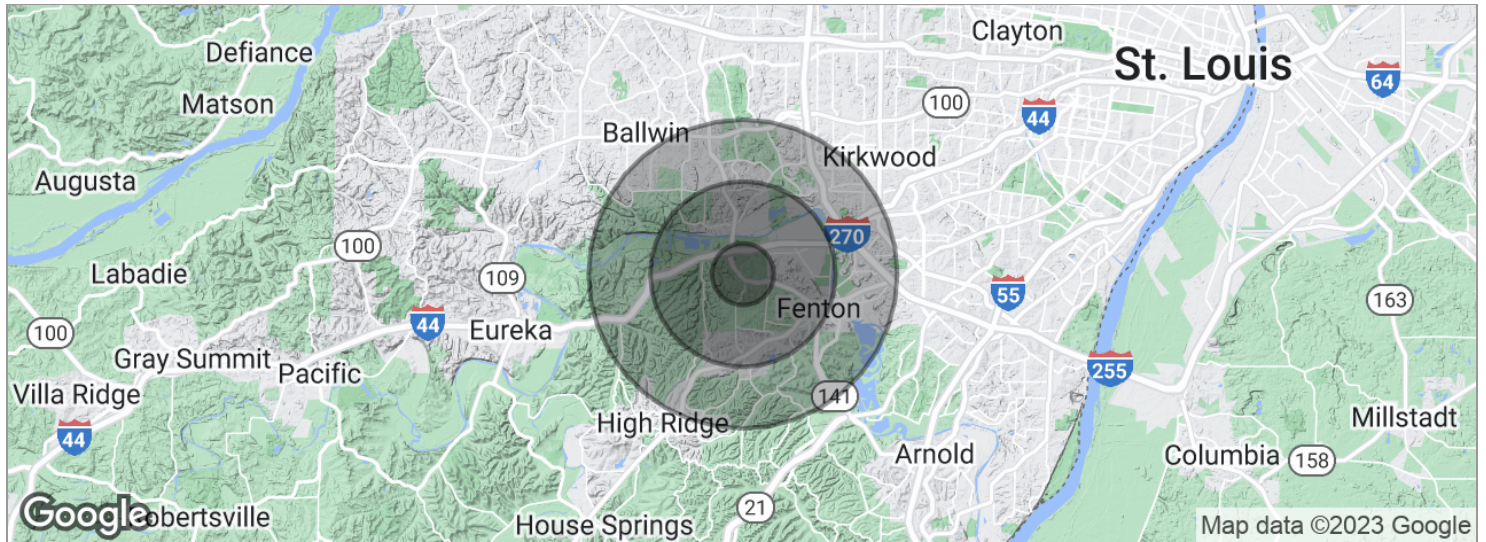
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,072	44,954	120,623
Median age	38.0	38.5	38.7
Median age (male)	38.2	38.2	38.2
Median age (Female)	37.8	38.8	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,203	17,708	47,594
# of persons per HH	2.8	2.5	2.5
Average HH income	\$86,500	\$80,814	\$87,864
Average house value	\$291,618	\$201,392	\$219,583

\* Demographic data derived from 2020 ACS - US Census

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