

OFFICE FOR LEASE

MP

3800 PARK AVENUE
ST. LOUIS, MO 63110



BUILDING SIZE

22,000 sf

SPACE AVAILABLE

11,000 sf on 2nd Floor
5,500 sf Minimum Divisible
11,000 Maximum Contiguous

FRONTAGE

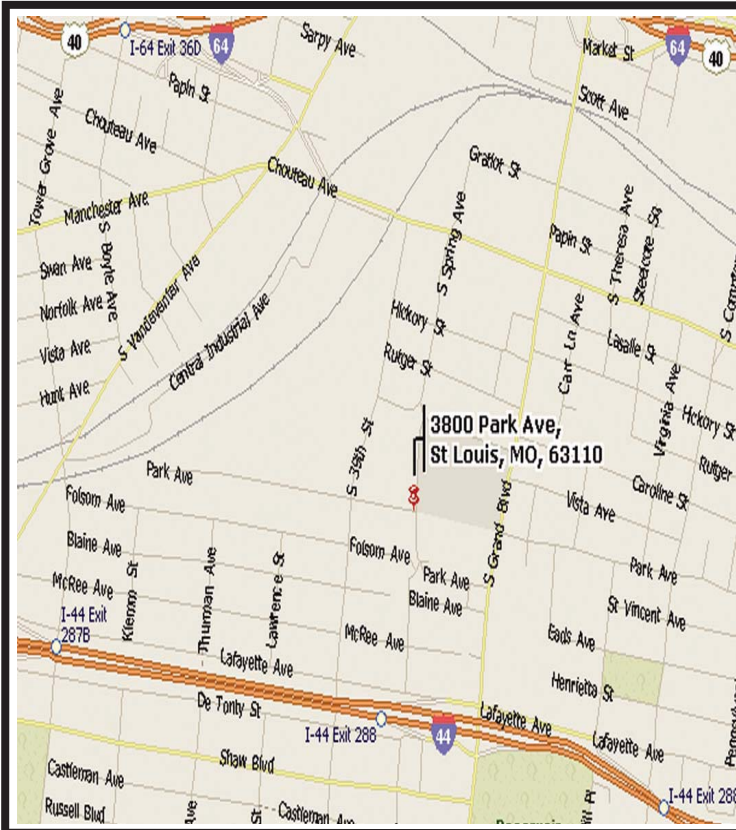
Approx. 200' along Park

ZONING & MUNICIPALITY

Commercial; City of St. Louis

LEASE RATE

\$7.00/sf Gross



Newly rehabbed building close to Cardinal Glennon Hospital. All new systems - HVAC, plumbing, Electric and alarm.

DIRECTIONS: South Grand to west on Park Avenue to property on left.



39 Secured Parking Spaces

Patricia McKelvey

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www.mckelveyproperties.com



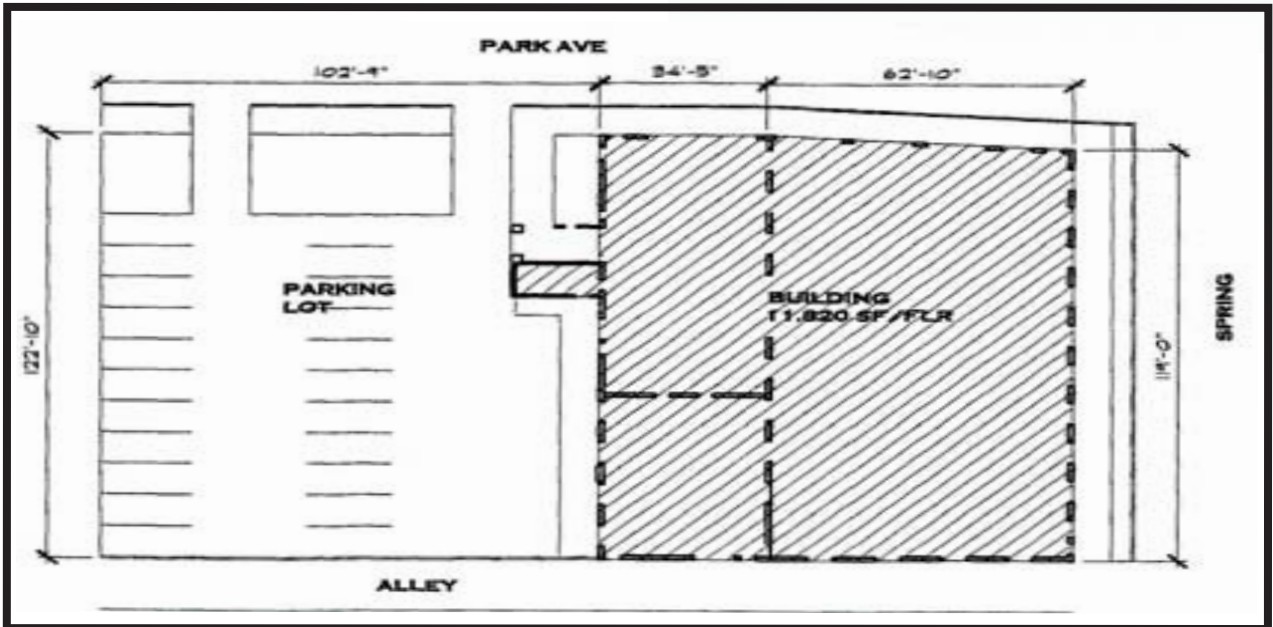
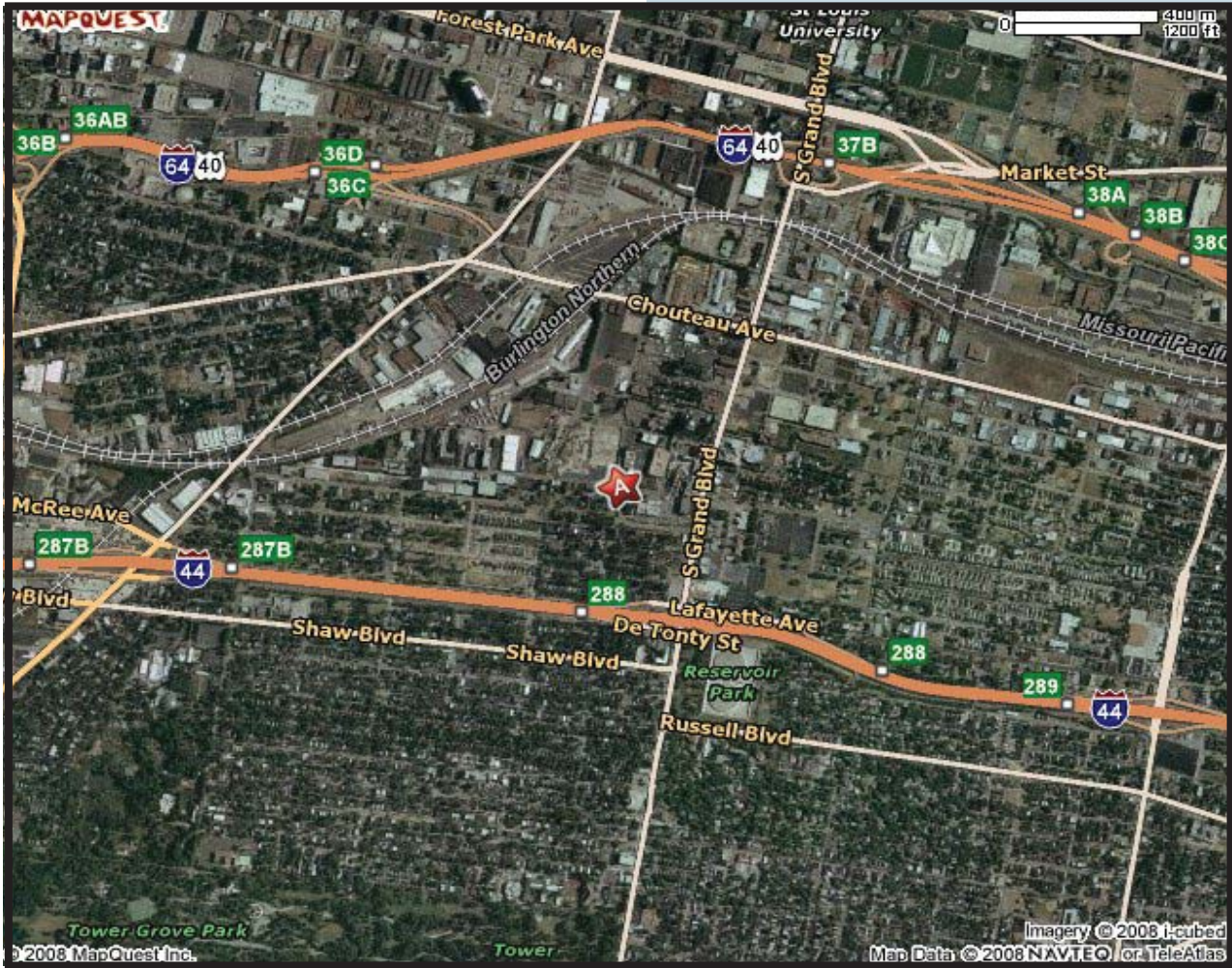
MCKELVEY PROPERTIES
building relationships . creating wealth

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

AERIAL & SITE PLAN

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DEMOGRAPHICS



**3800 PARK AVENUE
ST. LOUIS, MO 63110**

3800 Park




Latitude: 38.621215

Longitude: -90.243118

**3800 Park Ave
Saint Louis, MO 63110
Radius: 1.0 mile**

**3800 Park Ave
Saint Louis, MO 63110
Radius: 3.0 mile**

**3800 Park Ave
Saint Louis, MO 63110
Radius: 5.0 mile**

	2000 Total Population	18,230	168,964	375,756
	2000 Group Quarters	1,212	6,568	12,886
	2007 Total Population	17,708	168,951	370,521
	2012 Total Population	17,599	169,130	368,980
	2007 - 2012 Annual Rate	-0.12%	0.02%	-0.08%
	2000 Households	6,878	73,778	160,367
	2000 Average Household Size	2.47	2.2	2.26
	2007 Households	6,554	72,340	156,188
	2007 Average Household Size	2.52	2.24	2.29
	2012 Households	6,508	72,406	155,723
	2012 Average Household Size	2.52	2.25	2.29
	2007 - 2012 Annual Rate	-0.14%	0.02%	-0.06%
	2000 Families	3,745	35,042	82,779
	2000 Average Family Size	3.39	3.18	3.15
	2007 Families	3,442	32,804	77,085
	2007 Average Family Size	3.47	3.27	3.22
	2012 Families	3,316	31,700	74,337
	2012 Average Family Size	3.49	3.29	3.23
	2007 - 2012 Annual Rate	-0.74%	-0.68%	-0.72%
	2000 Housing Units	8,622	90,266	190,388
	Owner Occupied Housing Units	28.6%	30.1%	38.6%
	Renter Occupied Housing Units	51.9%	51.6%	45.7%
	Vacant Housing Units	19.5%	18.3%	15.8%
	2007 Housing Units	8,732	93,031	193,878
	Owner Occupied Housing Units	28.6%	30.2%	38.5%
	Renter Occupied Housing Units	46.5%	47.5%	42.1%
	Vacant Housing Units	24.9%	22.2%	19.4%
	2012 Housing Units	8,794	94,116	195,539
	Owner Occupied Housing Units	27.9%	29.6%	37.7%
	Renter Occupied Housing Units	46.1%	47.4%	41.9%
	Vacant Housing Units	26.0%	23.1%	20.4%
	Median Household Income			
	2000	\$26,435	\$25,401	\$27,995
	2007	\$34,840	\$31,525	\$35,015
	2012	\$41,633	\$36,543	\$40,575
	Median Home Value			
	2000	\$84,227	\$65,662	\$67,552
	2007	\$126,834	\$101,762	\$105,082
	2012	\$152,683	\$115,069	\$118,938
	Per Capita Income			
	2000	\$15,382	\$16,145	\$17,423
	2007	\$19,629	\$19,892	\$21,596
	2012	\$23,974	\$23,913	\$25,771
	Median Age			
	2000	28.6	32.3	33.1
	2007	29.7	33.8	34.6
	2012	29.3	34.7	35.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.