

OFFICE FOR LEASE

465 N TAYLOR AVENUE
ST. LOUIS, MO 63108

MP



Building Size: 41,850 sf
Lot Size: .96 acre
Municipality: City of St. Louis
Available Space: 7,500
Minimum Divisible: 2,500
Maximum Continuous: 5,000
Lease Rate: \$4,500/month
Comments: Central West End Historic Building

- * Class A Historic Rehab
- * 3 ADA like-new restrooms, 2 on lower level with showers
- * Parking negotiable, utilities separately metered
- * Sprinklered loft ceilings with track lighting and security system
- * Walking distance to heavy residential area

Directions: Kingshway, north of Highway 40, right on Lindell, left on Taylor

CONTACT

Joi Niedner

314-304-4900 cell

joisells@aol.com

636-669-9111 office 636-669-9117 fax

2154 Bluestone Drive, St. Charles, MO 63303

www.mckelveyproperties.com

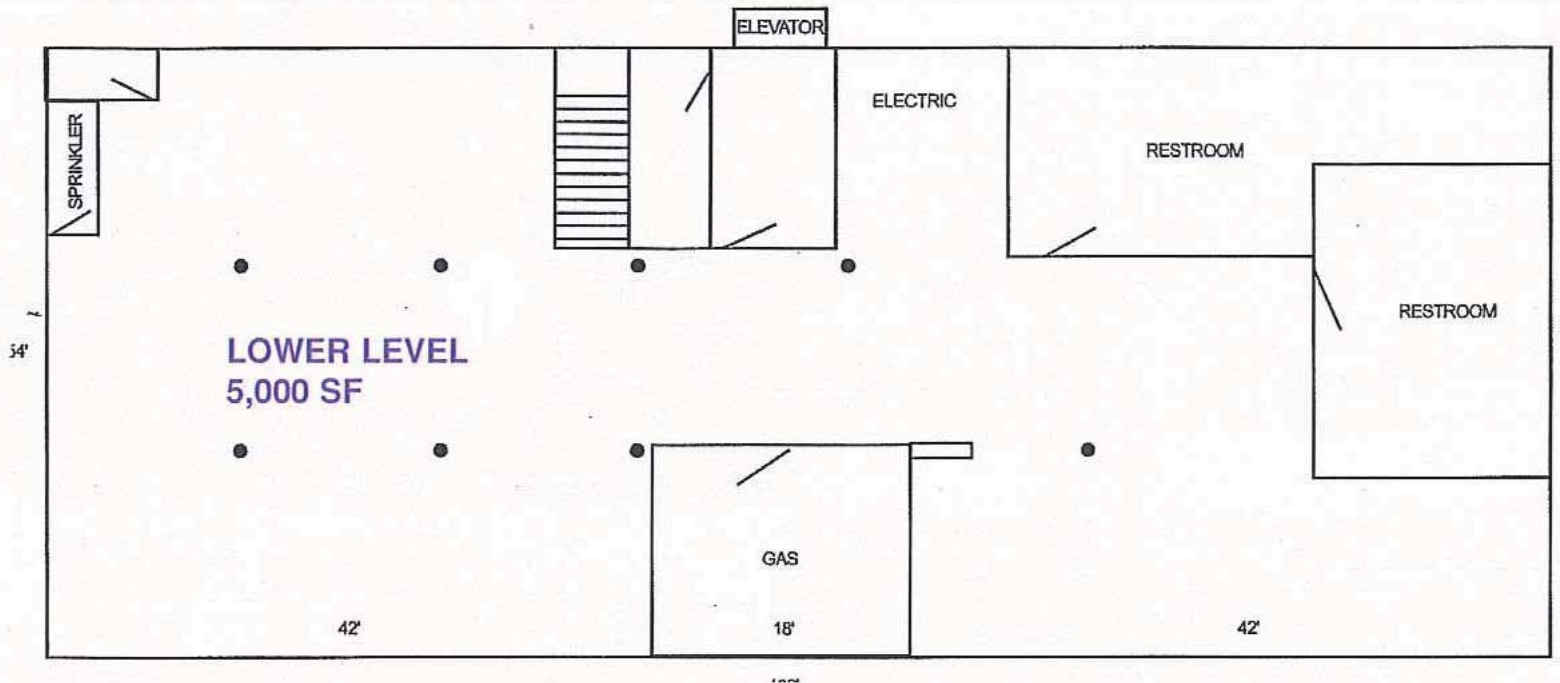
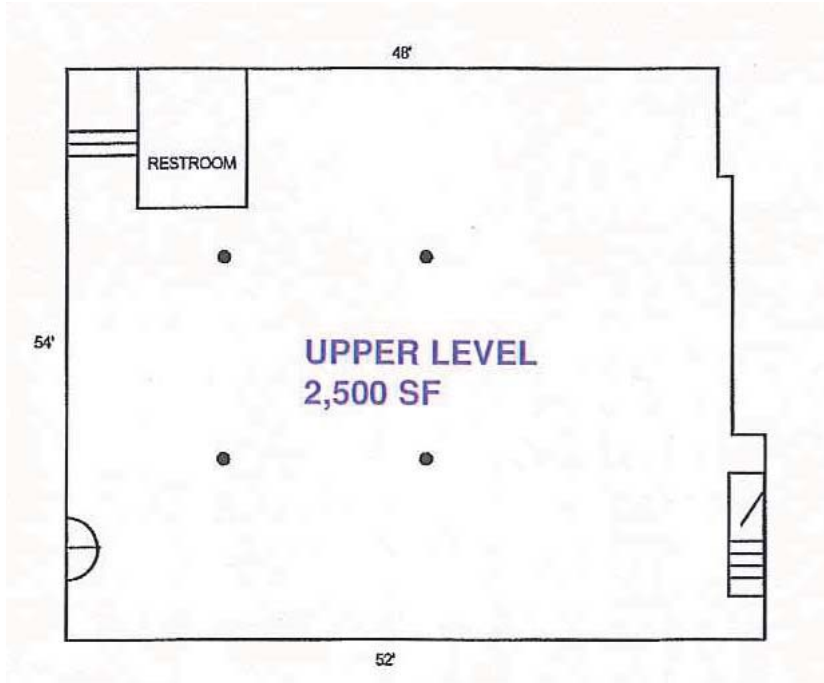


MCKELVEY PROPERTIES
building relationships . creating wealth

www.mckelveyproperties.com

465 N Taylor
St. Louis, MO 63108

MP



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.

465 N Taylor

St. Louis MO 63108

Lat: 39.760000, Lon: -98.500...

Latitude: 39.76
Longitude: -98.5

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Total Population	0	44	430
2000 Group Quarters	0	0	1
2010 Total Population	0	35	343
2015 Total Population	0	32	313
2010 - 2015 Annual Rate	0%	-1.78%	-1.81%
2000 Households	0	17	205
2000 Average Household Size	0	2.59	2.09
2010 Households	0	14	167
2010 Average Household Size	0	2.5	2.05
2015 Households	0	13	153
2015 Average Household Size	0	2.46	2.05
2010 - 2015 Annual Rate	0%	-1.47%	-1.74%
2000 Families	0	12	148
2000 Average Family Size	0	3.17	2.49
2010 Families	0	10	120
2010 Average Family Size	0	3	2.42
2015 Families	0	9	110
2015 Average Family Size	0	3	2.41
2010 - 2015 Annual Rate	0%	-2.09%	-1.73%
2000 Housing Units	1	20	270
Owner Occupied Housing Units	0.0%	66.7%	63.5%
Renter Occupied Housing Units	0.0%	14.3%	14.4%
Vacant Housing Units	0.0%	19.0%	22.1%
2010 Housing Units	1	20	265
Owner Occupied Housing Units	0.0%	60.0%	50.8%
Renter Occupied Housing Units	0.0%	10.0%	12.1%
Vacant Housing Units	100.0%	30.0%	37.1%
2015 Housing Units	1	19	258
Owner Occupied Housing Units	0.0%	57.9%	47.7%
Renter Occupied Housing Units	0.0%	10.5%	11.6%
Vacant Housing Units	100.0%	31.6%	40.7%
Median Household Income			
2000	\$0	\$35,000	\$29,150
2010	\$0	\$40,000	\$37,047
2015	\$0	\$42,500	\$43,682
Median Home Value			
2000	\$0	\$42,500	\$34,063
2010	\$0	\$50,000	\$47,083
2015	\$0	\$70,000	\$54,375
Per Capita Income			
2000	\$0	\$16,211	\$14,256
2010	\$0	\$19,253	\$17,910
2015	\$0	\$21,508	\$19,671
Median Age			
2000	0.0	41.9	45.5
2010	0.0	48.8	48.9
2015	0.0	46.3	50.8

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 2010 and 2015.



McKELVEY PROPERTIES
building relationships . creating wealth