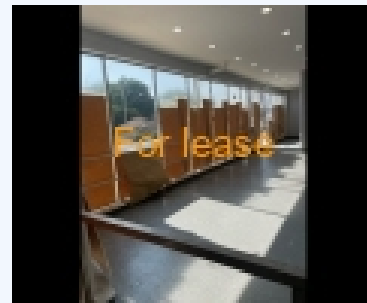
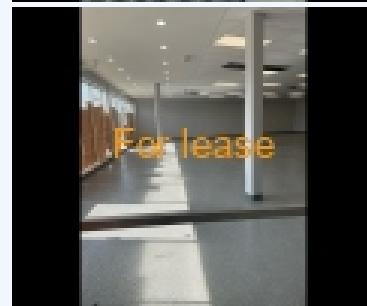
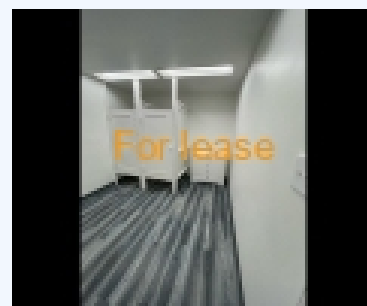


**PREMIER COMMERCIAL SPACE AVAILABLE  
FOR LONG-TERM LEASE**

**For lease. ~~Rented.~~ Asking  
\$3,500.00 Plus NNN**



## **7035 W Florissant Ave, Saint Louis, 63136, MO**

Premier Commercial Space Available for Long-Term Lease: 7035 West Florissant, Saint Louis, MO 63136

Exceptional Opportunity in a Thriving Area! Discover the perfect location for your business at 7035 West Florissant in the dynamic heart of Saint Louis. This impressive commercial property offers approximately 5,000 sq ft of versatile space, ideally suited for a variety of business needs. Key Features: Spacious and Flexible: Approximately 5,000 sq ft of space providing ample room for customization and tailored fit-outs. Modern Updates: Equipped with a new electrical panel, contemporary light fixtures, and a freshly renovated bathroom, ensuring a comfortable and efficient business environment. Triple Net Lease: Competitively priced at \$3,500 per month, this triple net lease structure provides clarity and predictability in your business planning. Strategic Location: Situated in a bustling area of Saint Louis, this location ensures high visibility and easy accessibility for both clients and employees. Long-Term Stability: Seeking a long-term tenant to become a cornerstone in this vibrant community. Ideal for Various Business Types: Retail Outlets Showrooms Professional Offices Specialty Stores Wellness Centers And More! Why Choose 7035 West Florissant? High Visibility: Located in a well-trafficked area of Saint Louis, your business will benefit from excellent exposure. Accessibility: Convenient access to major roadways and public transportation, making it easy for customers and staff to reach your location. Community Focused: Join a community of thriving businesses and contribute to the vibrant local economy. Take the Next Step: Don't miss this chance to position your business in a prime Saint Louis location. For more information or to schedule a viewing, contact us today. Let's discuss how 7035 West Florissant can

### **CONVENIENCE:**

be the new home for your business

MORE INFORMATION



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