



**LUDWIG BUILDING
DOWNTOWN OFFICE
AND RETAIL**

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126

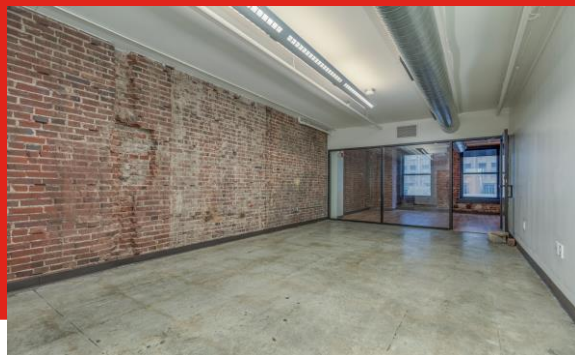
Caleb@ManorRealEstate.com

1006 OLIVE STREET

ST. LOUIS, MO 63101

837-3,110 S.F. | \$12.50/S.F.

PROPERTY INFORMATION



- LOCATED IN DOWNTOWN STL'S CBD, THE LUDWIG BUILDING OFFERS TENANT READY OFFICE AND RETAIL SPACE.
- OFFICE SPACE FROM 837-2,696 S.F. WITH OPEN LAYOUTS AND MODERN FINISHES.
- SUITE 101 FEATURES 3,110 FT. OF RETAIL SPACE WITH EXPOSED BRICK, WOOD FLOORS, A MEZZANINE AND LOADING ACCESS TO THE ALLEY.
- PLENTIFUL NEARBY GARAGE PARKING OPTIONS WITH MONTHLY AND HOURLY PASSES AVAILABLE.
- IDEAL FOR A RETAIL SHOP OR CREATIVE OFFICES, NEAR ATTRACTIONS AND TRANSPORTATION HUBS IN DOWNTOWN.

DEMOGRAPHICS

**1
MILE**

**3
MILES**

**5
MILES**

POPULATION



16,581

81,121

214,261

HOUSEHOLDS



9,580

39,925

103,436

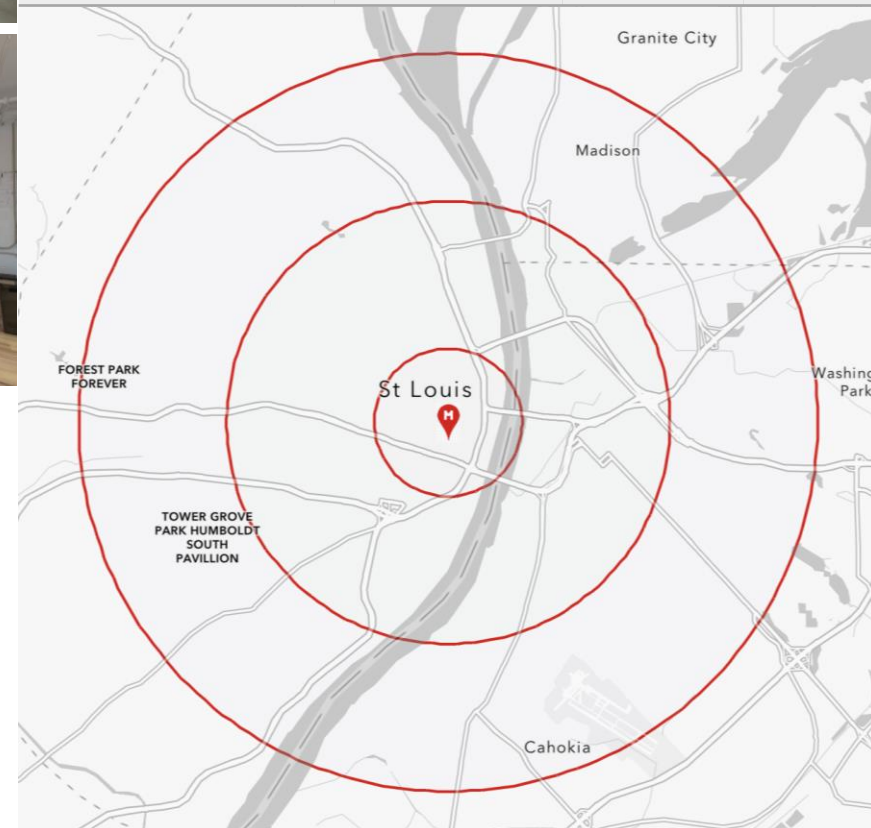
AVERAGE HH
INCOME



\$84,105

\$82,355

\$79,050



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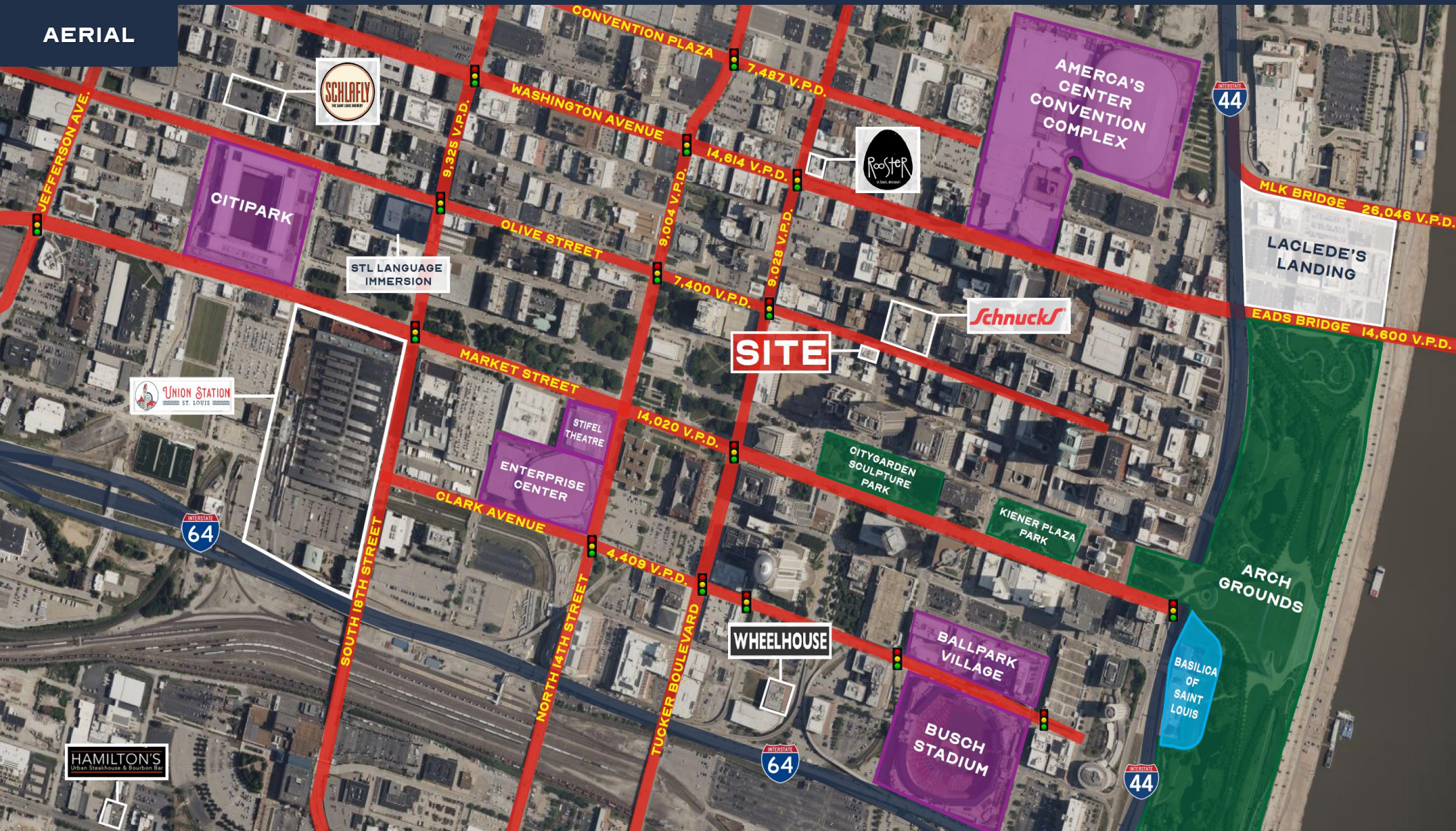
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