

**NORTHROP
BUSINESS CENTER
FOR LEASE**

JACK JUNKER

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BEN CHERRY, CCIM

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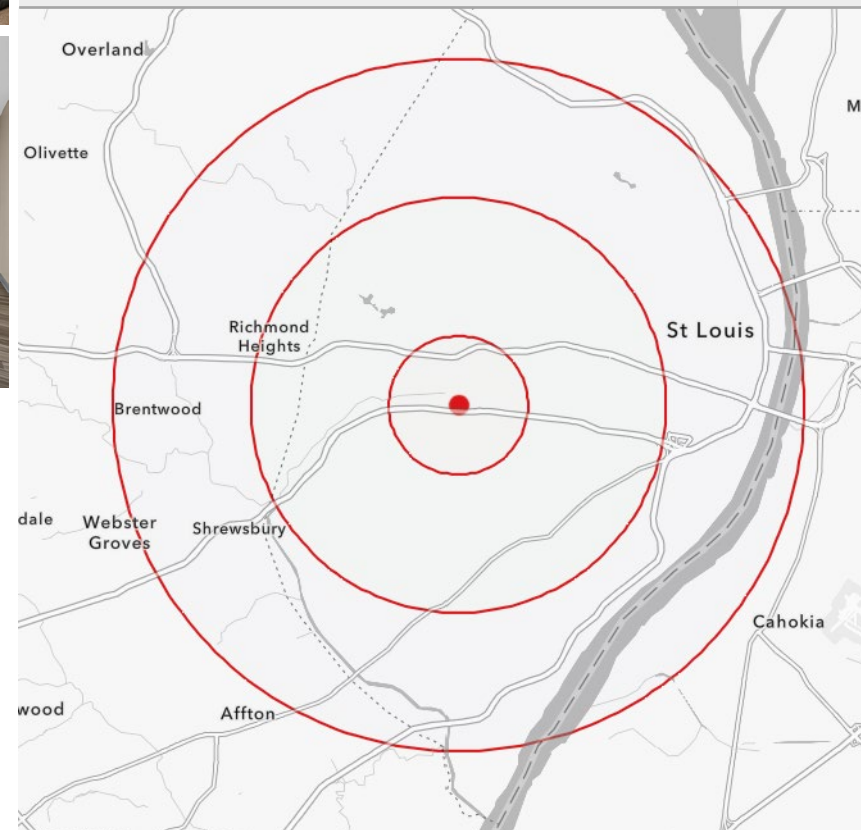
**5017 & 5025 NORTHRUP AVENUE
ST. LOUIS, MO 63110
1,512 S.F. – 15,896 S.F. | \$9.00/S.F. N.N.N.**

PROPERTY INFORMATION



- **SIGNALIZED I-44 & S. KINGSHIGHWAY LOCATION**
- **FLEXIBLE SUITES FROM 2,000 SF OFFICE TO 9,964 SF FLEX/INDUSTRIAL**
- **OUTDOOR STORAGE AND REAR LOADING AVAILABLE ON FLEX SUITES**
- **ZONED K - UNRESTRICTED: INDUSTRIAL, FLEX, OFFICE, RETAIL, FOOD-SERVICE, AND OUTDOOR STORAGE (IOS)**
- **ON-SITE PARKING, FENCED/LANDSCAPED SITE, 3-PHASE ELECTRIC, UPDATED HVAC**
- **NEXT TO QT AND U-HAUL ON AN ESTABLISHED COMMERCIAL CORRIDOR**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,397	164,273	362,396
HOUSEHOLDS		7,284	87,272	181,646
AVERAGE HH INCOME		\$111,901	\$103,176	\$106,421



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SITE PLAN



5017

SUITE	TYPE	SIZE	TENANT
5017 — 1 ST FLOOR/WHSE		4,000 S.F.	STL DIRECT MECHANICAL
5017 — 2 ND FLOOR	OFFICE	2,000 S.F.	AVAILABLE
5019 — 1 ST FLOOR/WHSE		4,000 S.F.	STL AERIAL
5019 — 2 ND FLOOR	OFFICE	2,000 S.F.	AVAILABLE

5021 (STORAGE)

SUITE	SIZE	TENANT
5021	1,707 S.F.	FAIR SHARES

5025

SUITE	TYPE	SIZE	TENANT
5025/ 5025A/ 5027/5027A	FLEX	9,964 S.F.	AVAILABLE
5029/5029A		4,420 S.F.	AVAILABLE
5029A	OFFICE	1,512 S.F.	AVAILABLE
5031		1,900 S.F.	HARVEST FIELDS
5033 — 1 ST & 2 ND FLOOR		5,648 S.F.	JUST US 2

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AERIAL



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