

FOR LEASE • 1238–1260 S. VANDEVENTER • ST. LOUIS, MO 63110

# MODERN RETAIL OR OFFICE SPACE

## HIGHLIGHTS

- Adjacent to Rockwell Brewery in the Grove, near adjacent with Chroma, Cortex, and the new City Foundry STL.
- Flexible configurations available – up to 6 units can be leased separately or combined.
- Up to 63 off-street parking stalls available, with additional parking for the public available on adjacent public right of ways.
- New fully-funded bike and pedestrian trail from Tower Grove Park up to the Grove will run in front of the location.



LEASE PRICE:

**\$18.00 PSF**

NNN

**FOR INFORMATION**

ROB GOLTERMANN • (314) 267 7497  
RGOLTERMANN@DCMSTL.COM



8300 EAGER ROAD, STE 601 | ST. LOUIS, MO 63144 | 314-727-9300 | DCMSTL.COM

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LEASE PRICE:  
**\$18.00 PSF**  
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AVAILABLE SF:  
**APPROX 27,550**  
UP TO SIX UNITS AVAILABLE

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## FLEXIBLE CONFIGURATIONS

UP TO SIX UNITS AVAILABLE – MULTIPLES CAN BE COMBINED

SPACE #1

**5,050 GSF**

SPACE #2

**3,050 GSF**

SPACE #3

**6,350 GSF**

SPACE #4

**4,400 GSF**

TWO FLOORS ABOVE GROUND, BASEMENT  
AVAILABLE (NOT INCLUDED IN GSF)

SPACE #5

**3,350 GSF**

SPACE #6

**3,450 GSF**

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- ★ Layla
- ★ Rise Coffee
- ★ Sanctuaria
- ★ Seoul Taco
- ★ Urban Chestnut Brewing Company
- ★ Firecracker Pizza

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