

# FOR LEASE

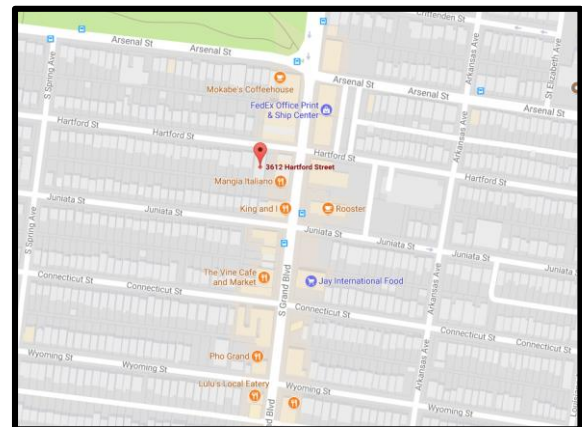
## Creative Office Space



**\$15.00/S.F. NNN | 4,702 SQUARE FEET**

3612 Hartford Street  
St. Louis, MO 63116

- Historic Building Built in 1911
- Large, Open Street Level Space
- Convenient Location off Grand



*For more information on this property, please contact:*  
Ben Cherry, CCIM | (314) 647-6611 x115 | [Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)  
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

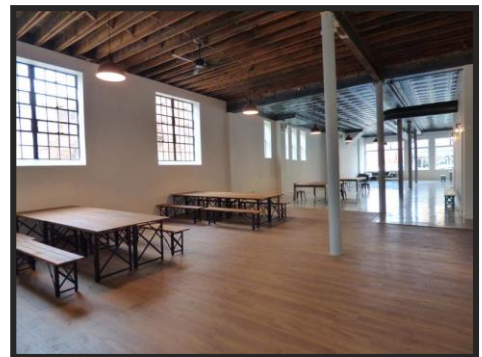
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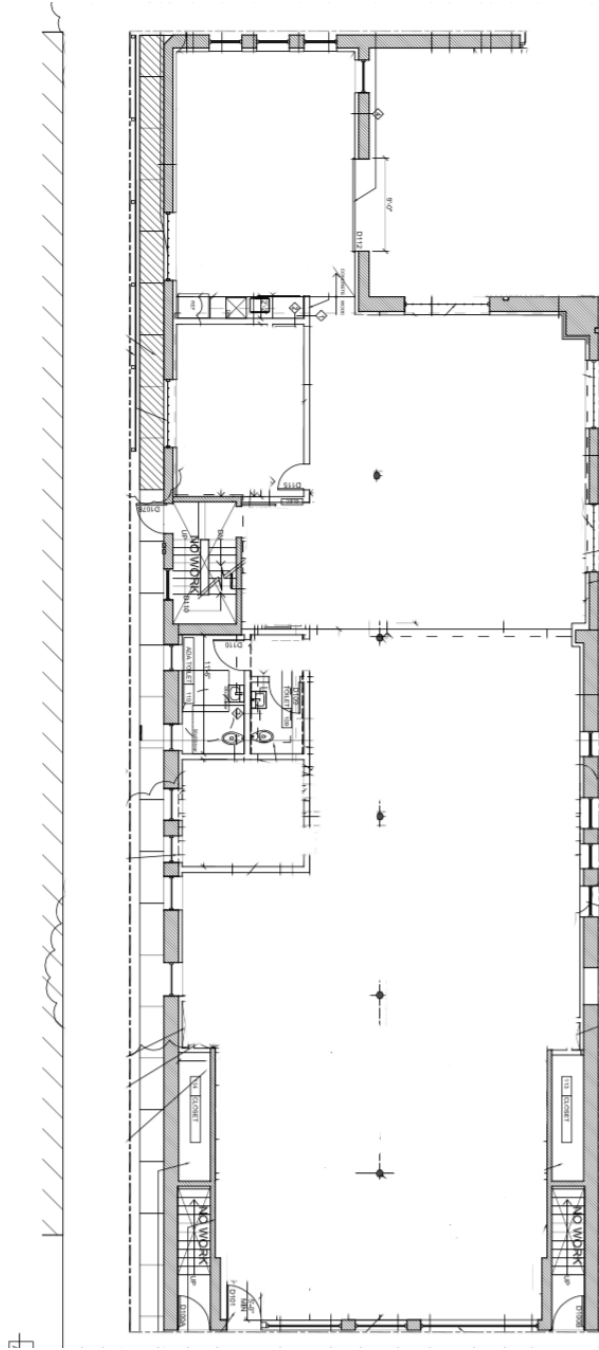
- Kitchen with Appliances Included, Private Office & Conference Room
- High Ceilings
- Handicap Accessible Building
- 2 ADA Accessible Restrooms
- Ideal for Creative Office and/or Retail or Event Space
- 2 Assigned Parking Spots and Ample Off-Street Parking Available
- Basement Storage Included
- Walking Distance to Restaurants, Bars and Tower Grove Park



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