



Office / Warehouse

HUTKIN DEVELOPMENT COMPANY
10829 Olive Boulevard
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St. Louis, MO 63141

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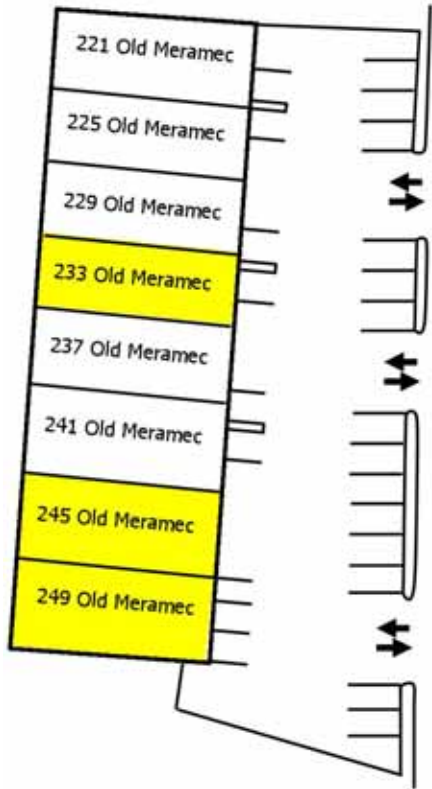
• **1,680 - 3,360 Square Feet Available**

- | | | |
|----------------------------------|----------------------------------|----------------------------------|
| – 233 Old Meramec Station | – 245 Old Meramec Station | – 249 Old Meramec Station |
| – 100% office | – 80% office | – 30% office |
| – \$1,100/month + CAM | – Drive-in loading | – Drive-in loading |
| | – \$1,050/month + CAM | – \$975/month + CAM |

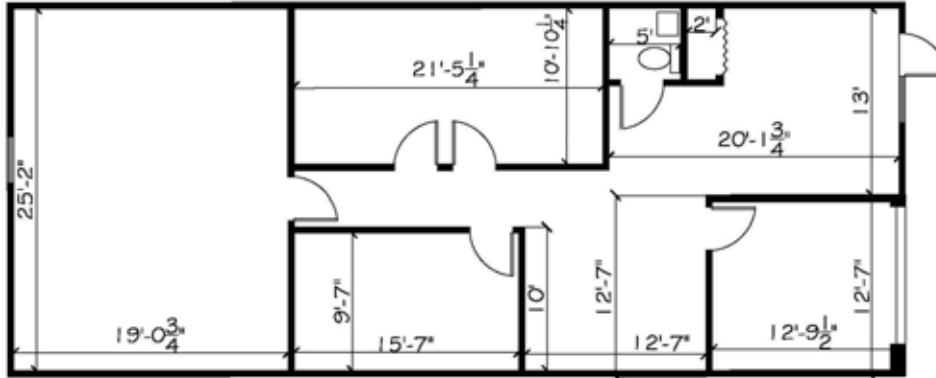
- #245 & #249 can be combined to obtain 3,360 total square feet
- Located just west of intersection of Manchester Rd & Highway 141

See site plan & floor plans on reverse

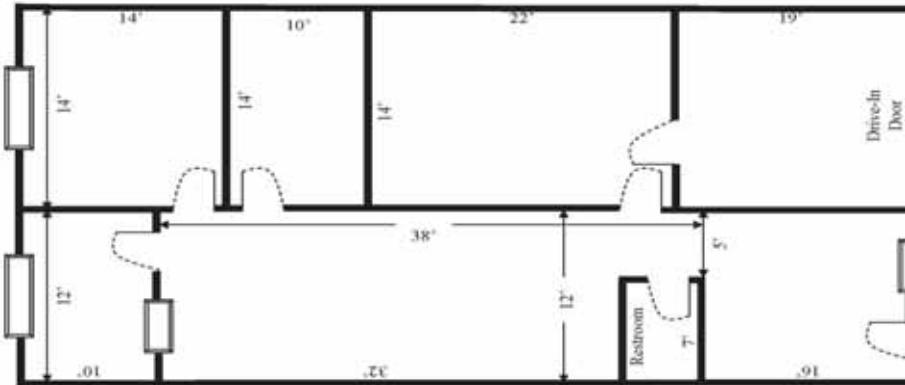
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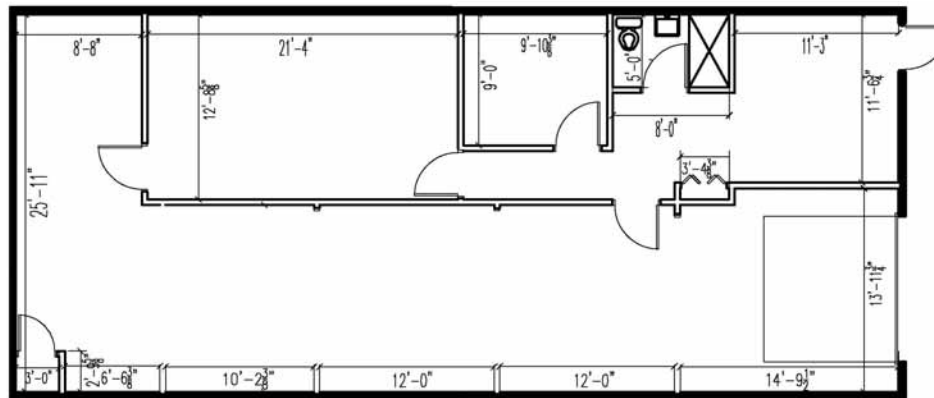
OLD MERAMEC STATION ROAD



233 Old Meramec Station



245 Old Meramec Station



249 Old Meramec Station

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