



- **1,200 - 3,600 Square Feet, 1st Floor Retail Available**
- **Two (2) 704 Square Feet, 2nd Floor Office/Medical Available**
  - 459 N New Ballas                      – 457 N New Ballas                      – 455 N New Ballas
  - 1,200 Square Feet                      – 1,200 Square Feet                      – 1,200 Square Feet
  - **\$19.50 PSF, NNN**                      – **\$19.50 PSF, NNN**                      – **\$19.50 PSF, NNN**
  - 445 N New Ballas, Suite 220                      – 445 N New Ballas, Suite 201
  - 704 Square Feet                      – 704 Square Feet
  - **\$1,100 per month, + Electricity**                      – **\$1,100 per month, + Electricity**
- Neighborhood center anchored by St. Louis Bread Company
- High concentration of highly educated and highly compensated workers in area
- Signalized intersection

*See site plan and demographics on reverse*

The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information contained herein is subject to change without notice

*Retail / Office*

HUTKIN DEVELOPMENT COMPANY  
10829 Olive Boulevard  
Suite 200  
St. Louis, MO 63141

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Visit our website:  
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UNIT	ADDRESS	SQUARE FEET
A	455 N. New Ballas	1,200
B	457 N. New Ballas	1,200
C	459 N. New Ballas	1,200
D	445 N. New Ballas, Ste. 201	704
E	445 N. New Ballas, Ste. 220	704

**Demographics (1 mile)**

- Daytime population: 25,861
- Average Household Income: \$ 134,052
- Traffic count: 16,000 VPD

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