



GREWE
BROKERAGE &
DEVELOPMENT, LLC

[3818 Laclede Ave]

St. Louis, Missouri

7,800 SF



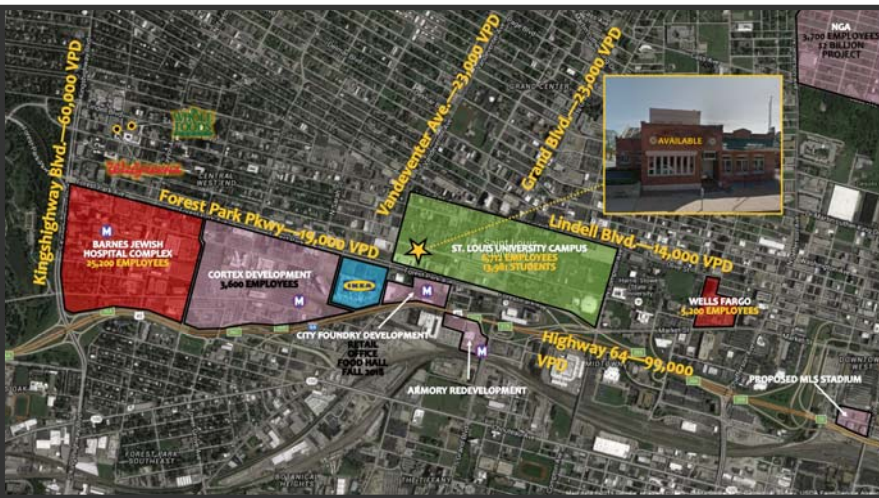
Contact Information:
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 314.600.2351
 klenzen@gjgrewe.com

3818 Laclede Ave

The area surrounding 3818 Laclede Avenue includes Barnes Jewish Hospital's campus, the Cortex Development, and St. Louis University's campus.

The Cortex Innovation Community is home to a vibrant 200-acre innovation hub and technology district integrated into St. Louis' historic Central West End. So far 1 million square feet of new and rehabilitated space totaling \$350 million in investment has been completed or is under construction. When fully realized, the Cortex master plan projects \$2.1 billion of construction and over 4.5 million square feet of development.

Surrounding area includes:



Forest Parkway and Vandeventer Ave. St. Louis MO

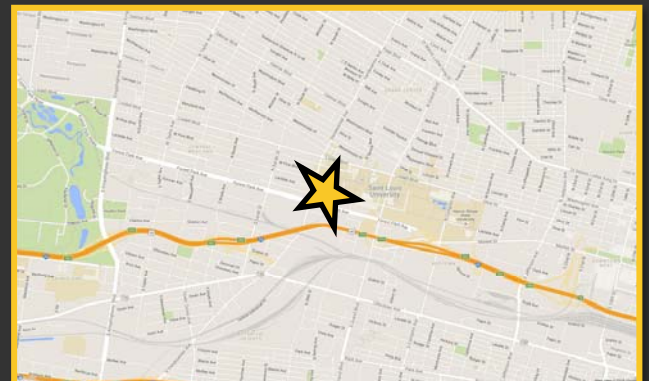
[DEMOGRAPHICS]

1-Mile Radius | 3-Mile Radius | 5-Mile Radius

Med. Household Income	\$28,079	\$37,030	\$41,809
Total Population	17,728	160,803	349,709
Daytime Employment	36,609	200,225	278,247

[AVERAGE DAILY TRAFFIC]

Forest Parkway	19,000
Vandeventer Ave.	23,000



GOOD NEWS FOR PEOPLE ON THE GROW.

G.J. Grewe Brokerage & Development LLC 9109 Watson Rd., 4th Floor, St. Louis, MO 63126
 www.gjgrewe.com

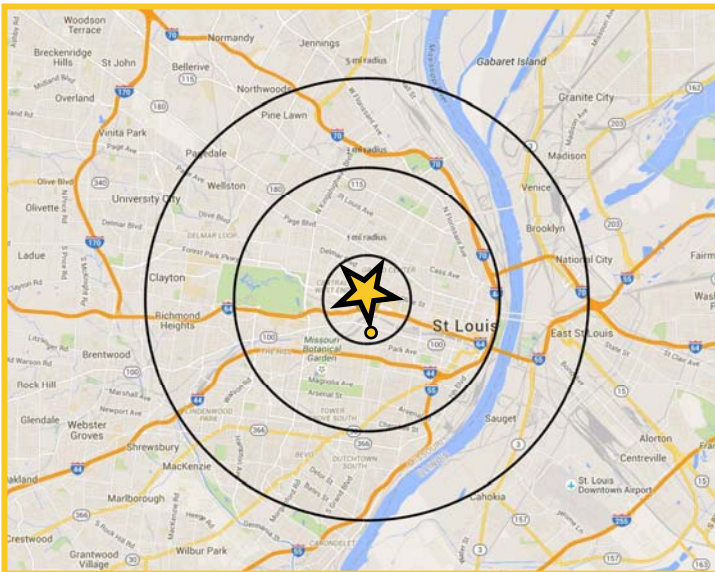
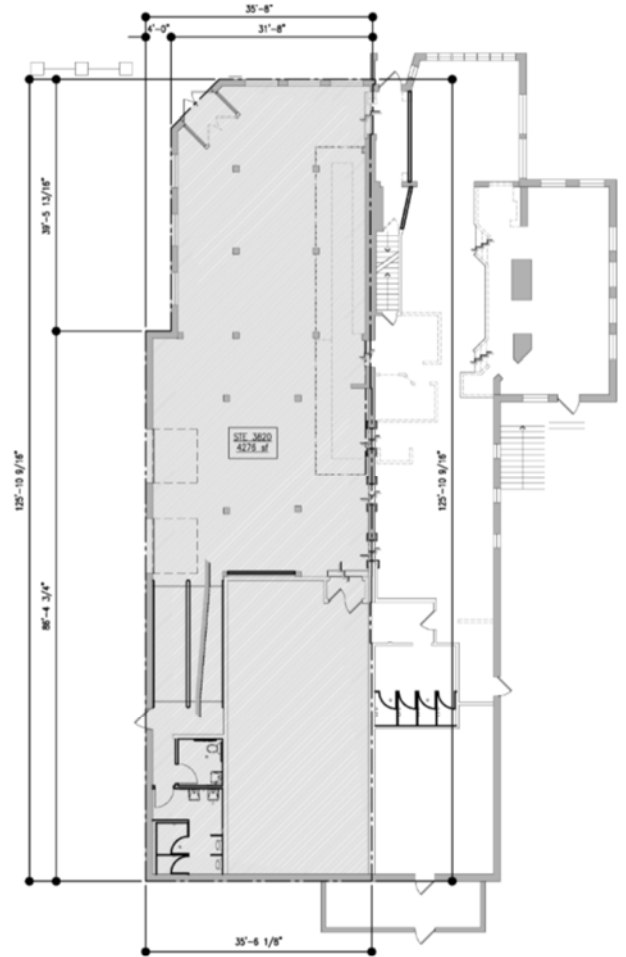
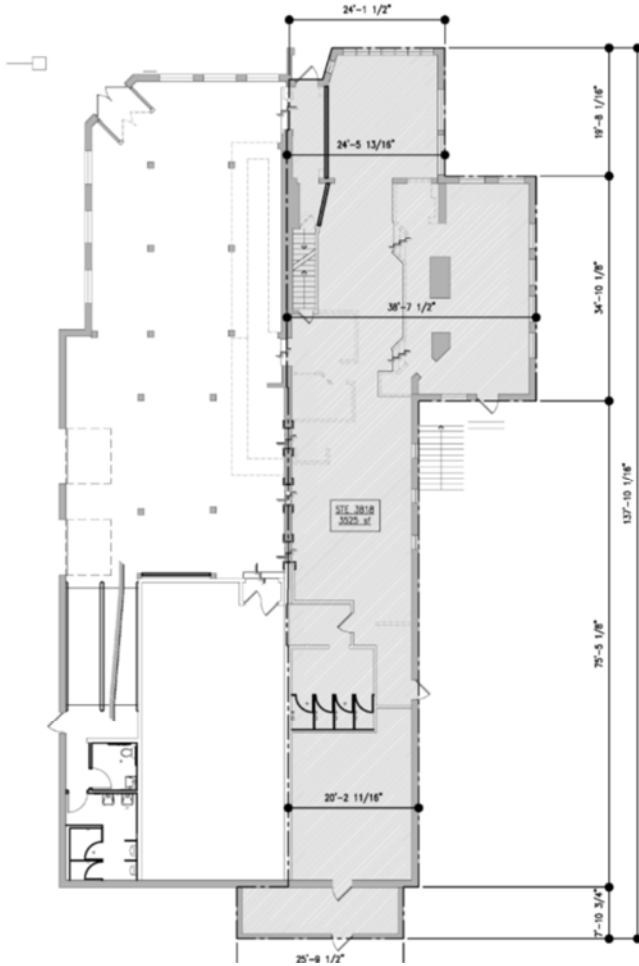


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