

RETAIL/RESTAURANT

3012 ARSENAL STREET
ST. LOUIS, MO. 63118

2,080 SQ FT, DIVISIBLE
\$5,000/MO + NNN

**FOR
LEASE**

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REALTY ADVISORS

3012 ARSENAL STREET

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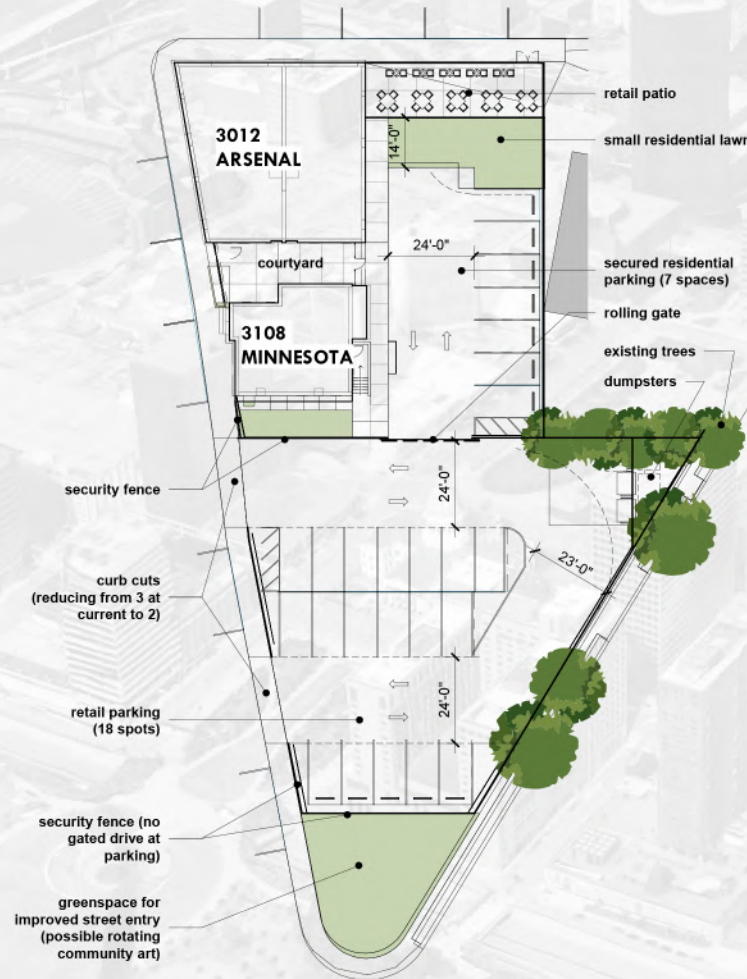
PROPERTY HIGHLIGHTS

- LOCATED AT THE CORNER OF ARSENAL AND MINNESOTA IN TOWER GROVE EAST
- FIRST TIME HISTORIC BAVARIAN INN HAS BEEN AVAILABLE FOR LEASE IN DECADES
- DEDICATED OFF-STREET PARKING
- LARGE OUTDOOR PATIO INCLUDED
- COMPLETING MULTI-MILLION DOLLAR GUT RENOVATION OF ENTIRE BUILDING
- WHITE BOX DELIVERY
- MAIN FLOOR: 2,080 SQ FT, DIVISIBLE
- BASEMENT: 2,040 SQ FT
- TI AVAILABLE FOR ACCREDITED TENANTS

PICTURES



SITE PLAN



SITE PLAN THE BAVARIAN

01/11/23

Scale: 1" = 30'-0"



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FLOOR PLANS



LOWER LEVEL FLOOR PLAN THE BAVARIAN

01/11/23

Scale: 1/8" = 1'-0"

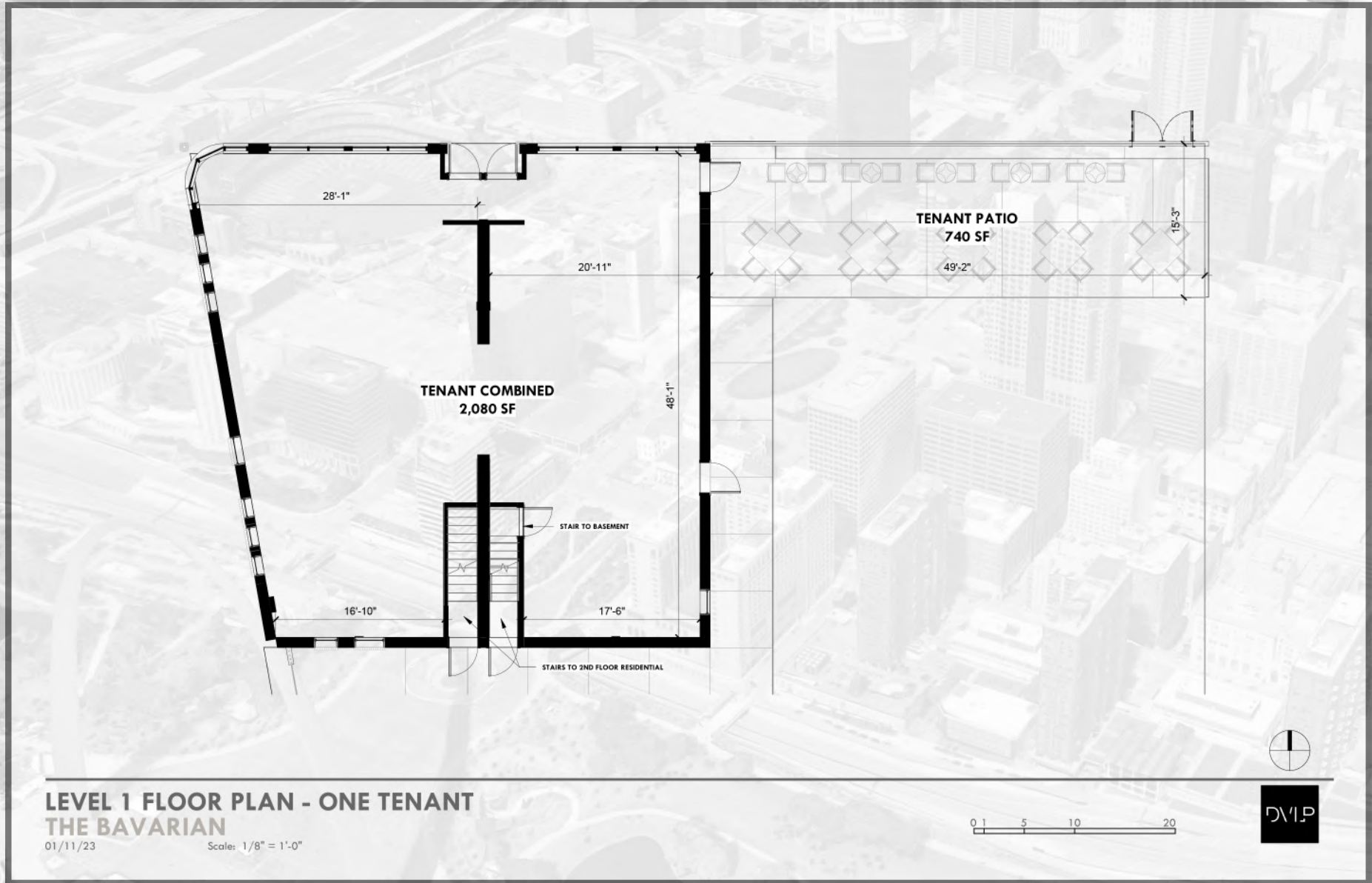
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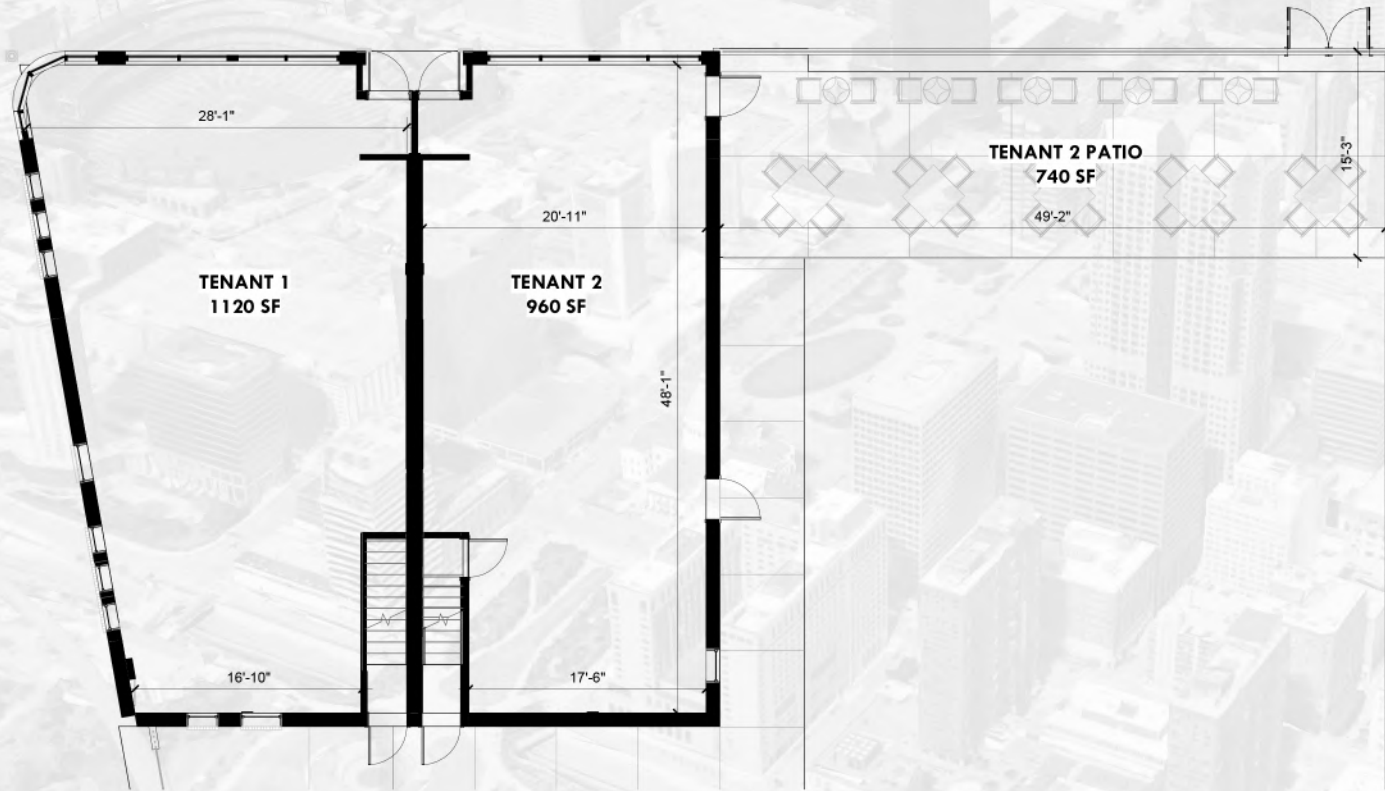
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FLOOR PLAN - OPTION 1



FLOOR PLAN - OPTION 2



LEVEL 1 FLOOR PLAN - SEPARATE TENANTS THE BAVARIAN

01/11/23

Scale: 1/8" = 1'-0"

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