



RETAIL

1,667 – 3,454 SQ FT

\$20 / SQ FT MG

OFFICE

1,617 – 4,687 SQ FT

\$11 TO \$17 / SQ FT MG

700-702 N. 2ND STREET
ST. LOUIS, MO. 63102

FOR LEASE

KING

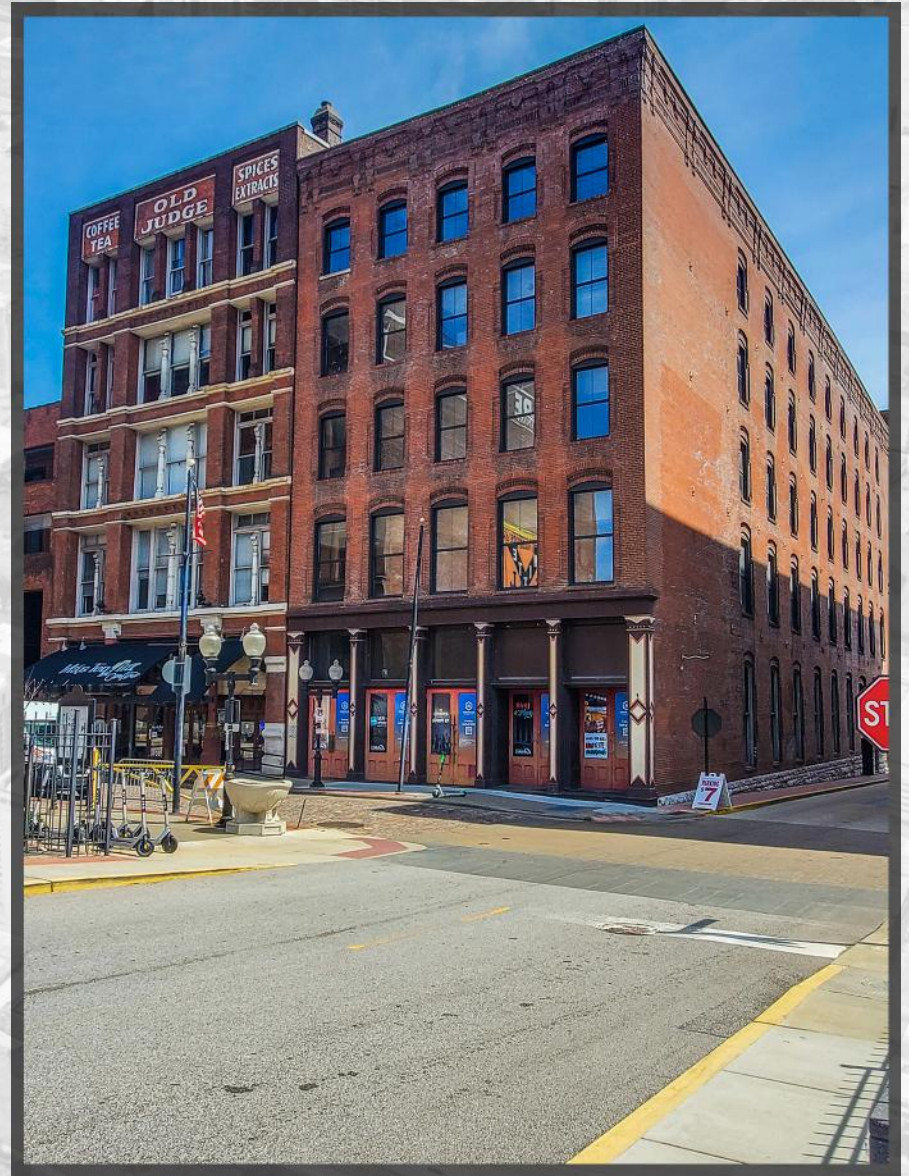
REALTY ADVISORS

HOFFMAN LOFTS

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PROPERTY HIGHLIGHTS

- GUT REHAB CURRENTLY UNDERWAY
- HARD CORNER WITH GREAT VISIBILITY
- TI AVAILABLE

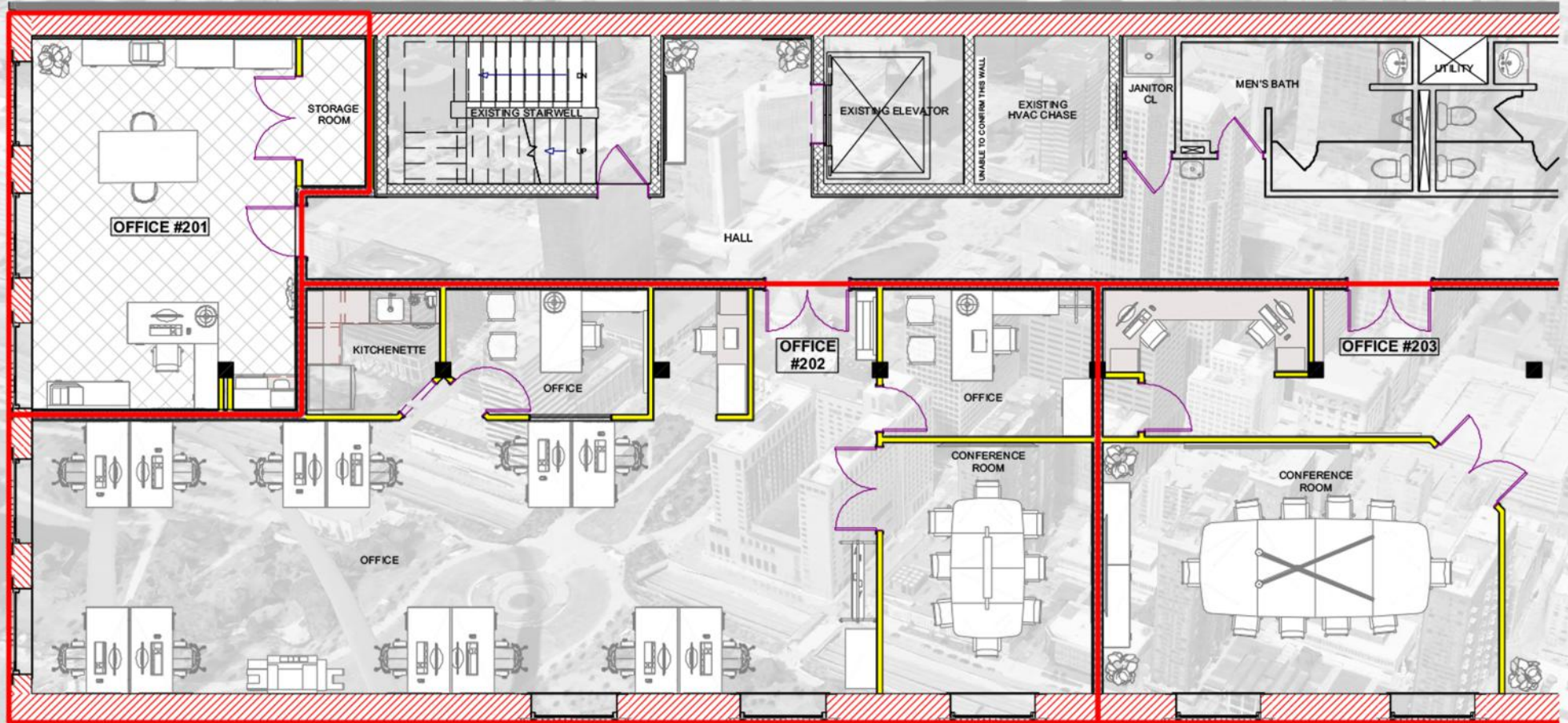


EXTERNAL VIEW



FLOOR PLANS

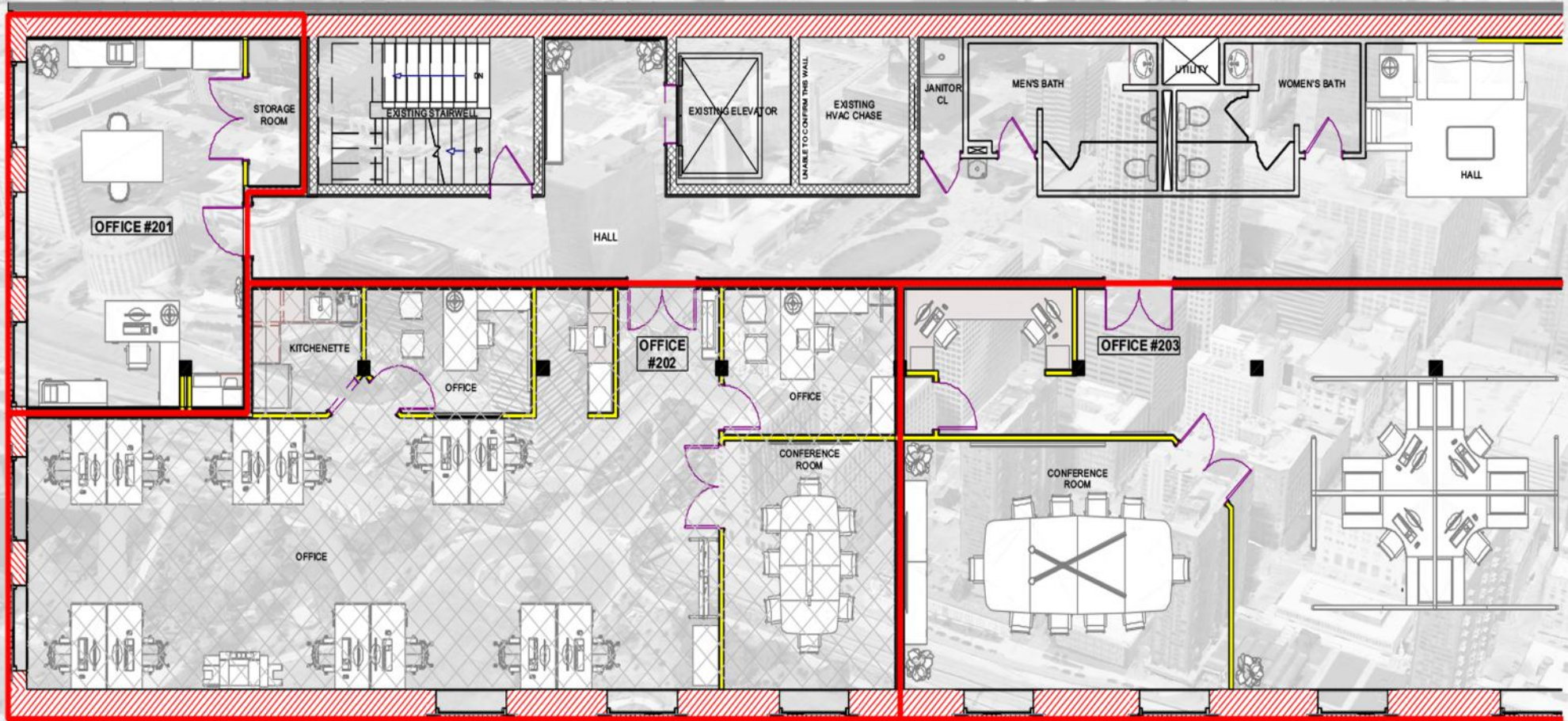
Space: Second Floor - Unit #201
Rentable SF: 477 Interior SF: 401



FLOOR PLANS

Space: Second Floor - Unit #202

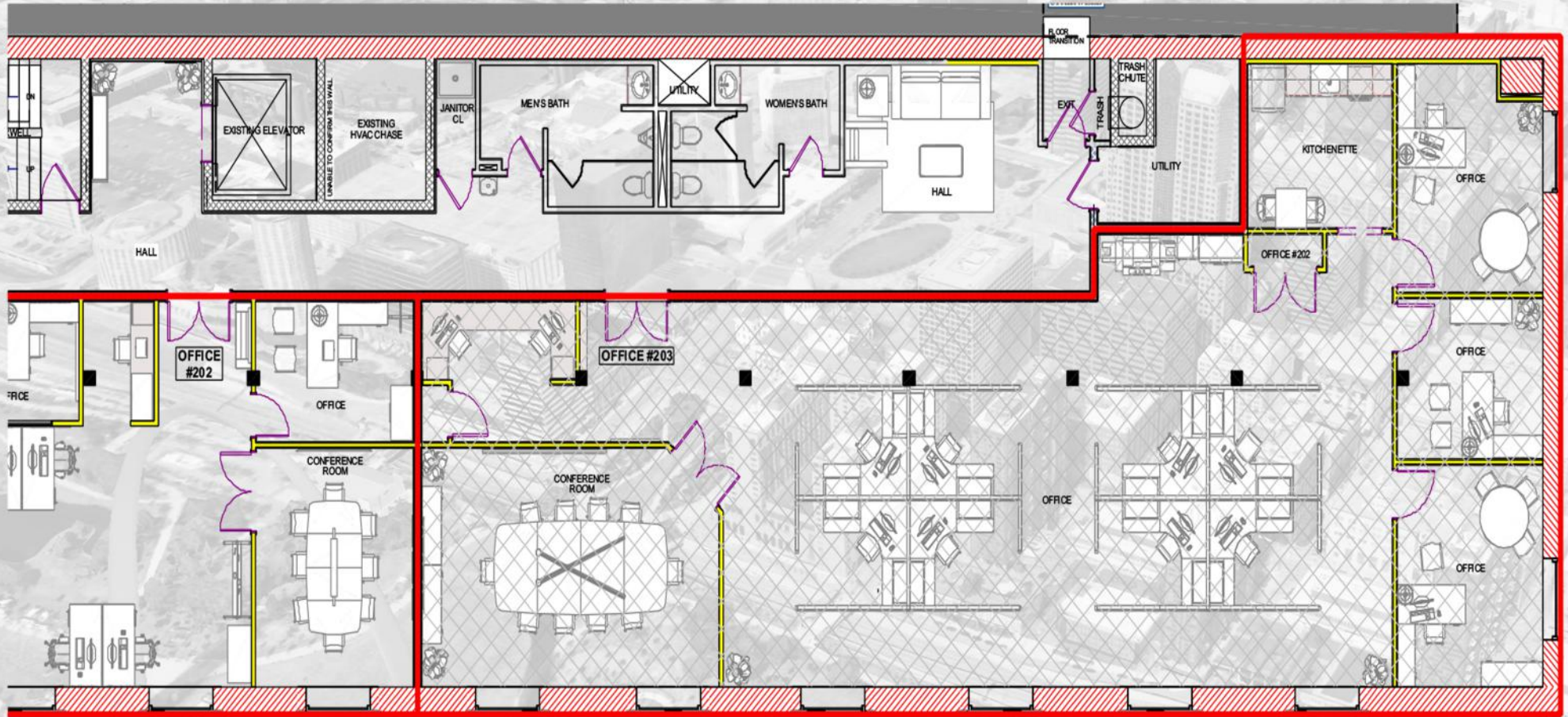
Rentable SF: 1,617 Interior SF: 1,448



FLOOR PLANS

Space: Second Floor - Unit #203

Rentable SF: 2,929 Interior SF: 2,621



FLOOR PLANS

Space: First Floor - #700 N. 2nd Street
Rentable SF: 3,454 Interior SF: 3,116

ADJACENT BUILDING

The floor plan illustrates the layout of the first floor, which is divided into several functional zones. At the top, an 'APARTMENT ENTRY' leads to a residential area containing 'MAILBOXES', an 'EXISTING ELEVATOR', and an 'EXISTING HVAC CHASE'. A 'JANITOR CL.' and 'UTILITY' room are also located in this section. To the right, a 'KITCHEN' area is shown, followed by a 'WALK IN COOLER' and another 'UTILITY' room. Further right, there are two 'STAIRWELL' areas and an 'EXIT STAIR'. The central part of the plan is a 'RESTAURANT / RETAIL AREA' featuring multiple tables and chairs, with a 'UNIT #101' labeled. To the right of this area are two restrooms, 'BATH #1' and 'BATH #2', and another 'UTILITY' room. The bottom of the plan shows a 'PUBLIC SIDEWALK - LUCAS AVE' with an 'ENTRY' and 'ENTRANCE LUCAS AVENUE'. The entire building is bordered by 'N. 2ND STREET' on the left and 'ADJACENT BUILDING' on the right. The plan also includes a 'FLOOR TRANSITION' area at the top right and a 'STAIRS DOWN' area at the bottom right.

N. 2ND STREET.

PUBLIC SIDEWALK - LUCAS AVE

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FLOOR PLANS

Space: First Floor - #700 N. 2nd Street
Rentable SF: 3,454 Interior SF: 3,116

ADJACENT BUILDING

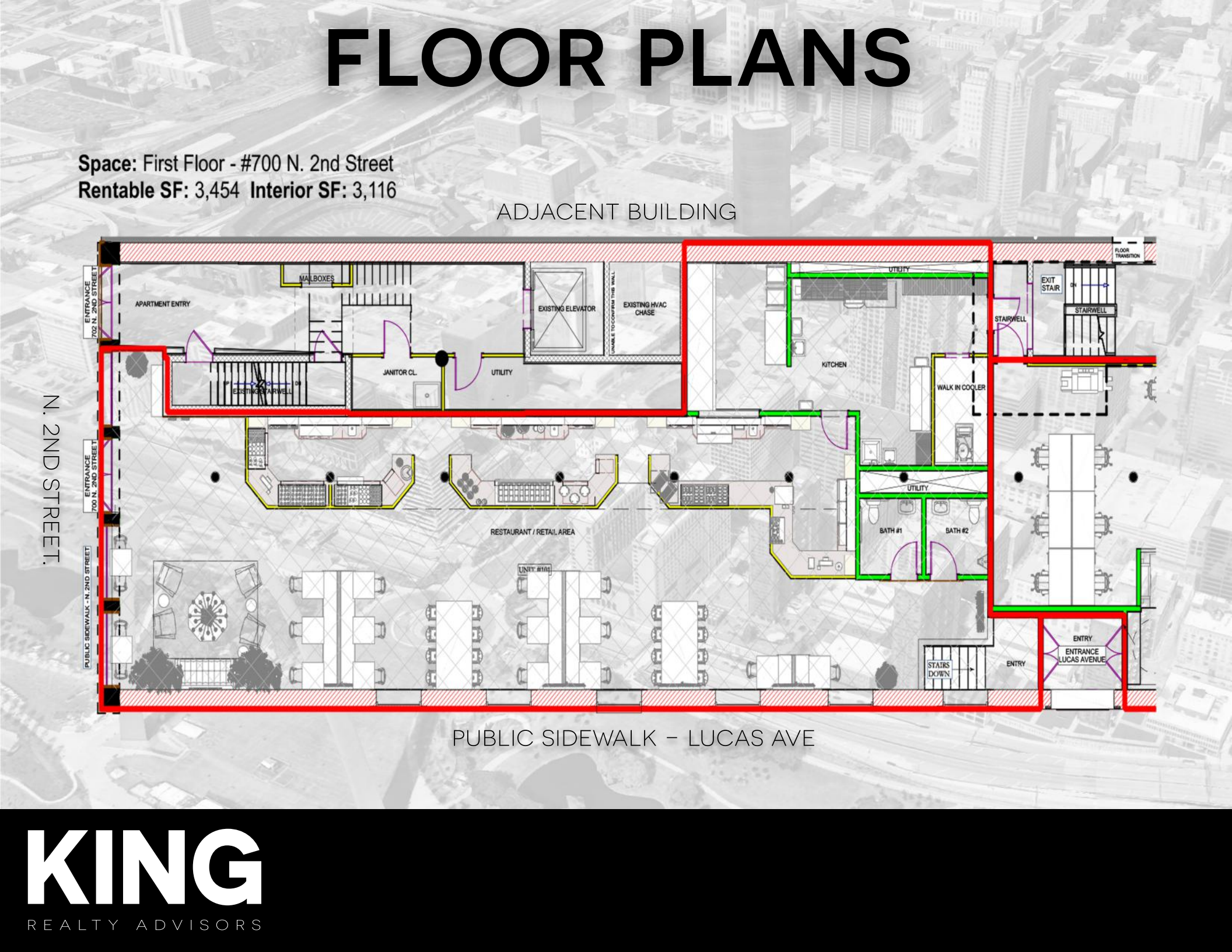
The floor plan illustrates the layout of the first floor, which is bounded by N. 2nd Street to the west and Lucas Avenue to the south. The plan includes an apartment entry, mailboxes, an existing elevator, an existing HVAC chase, a janitor closet, a utility room, a kitchen, a walk-in cooler, two bathrooms (Bath #1 and Bath #2), and a restaurant/retail area. A public sidewalk runs along Lucas Avenue, and a public sidewalk runs along N. 2nd Street. The plan also shows a staircase down, an exit stair, and a floor transition. The building is adjacent to another building, which is shown in a lighter shade of gray.

N. 2ND STREET.

PUBLIC SIDEWALK - LUCAS AVE

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FLOOR PLANS

Space: First Floor - #700 N. 2nd Street
Rentable SF: 3,454 Interior SF: 3,116

ADJACENT BUILDING

The floor plan illustrates the layout of the first floor, which is bounded by N. 2nd Street to the west and Lucas Avenue to the south. The plan includes an apartment entry, mailboxes, an existing elevator, an existing HVAC chase, a janitor closet, utility rooms, a kitchen, a walk-in cooler, two bathrooms, and a restaurant/retail area. A public sidewalk runs along Lucas Avenue, and a public sidewalk runs along N. 2nd Street. The plan also shows an entrance to the building from Lucas Avenue and an entrance to the building from N. 2nd Street. The plan is color-coded with red, green, and yellow lines to indicate different areas or boundaries.

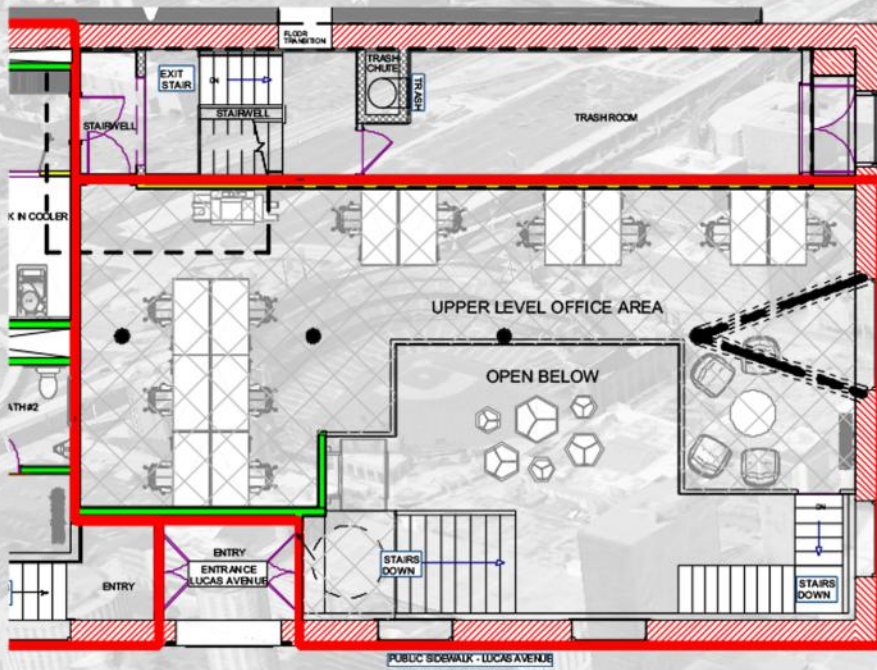
N. 2ND STREET.

PUBLIC SIDEWALK - LUCAS AVE

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N. 2ND STREET.



Space: Lucas Avenue - First Floor & Lower Level

First Floor:

Rentable SF: 1,667 **Interior SF:** 977

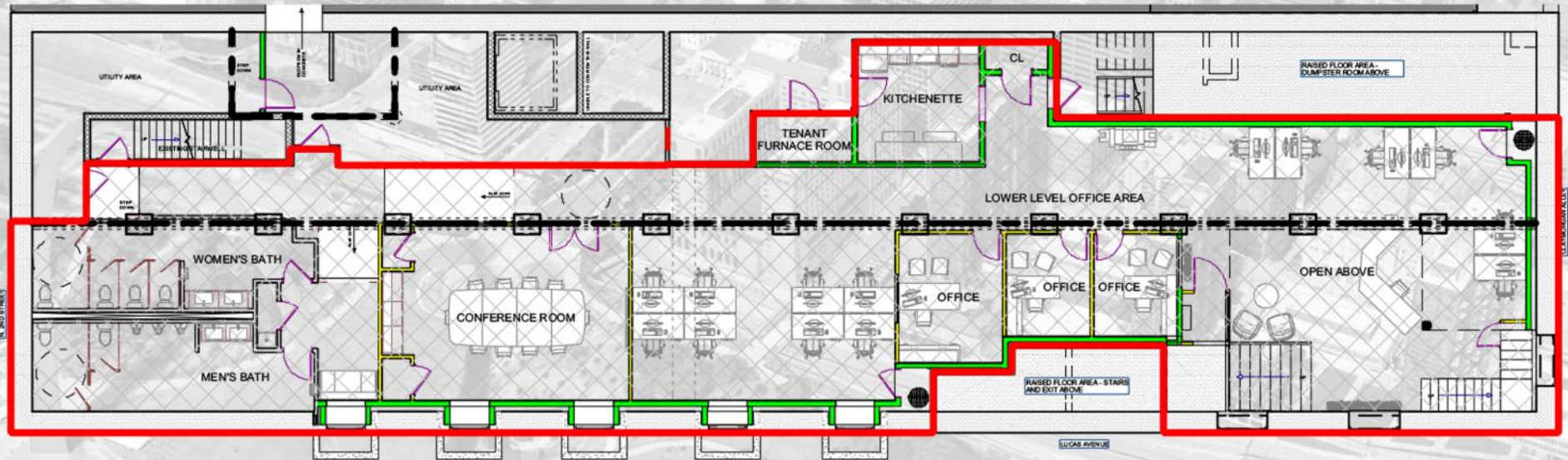
(Open area below not included in interior square footage)

Lower Level:

Rentable SF: 4,687 **Interior SF:** 3,998

OVERALL:

Rentable SF: 6,354 **Interior SF:** 4,975



LUCAS AVE

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