

# RETAIL FOR LEASE

3704 S GRAND BLVD  
ST. LOUIS, MO. 63118

YOUR NAME



**\$1,800/MO, MG**  
1,800 SQ FT

**KING**

REALTY ADVISORS

**3704 S GRAND BLVD**

**RASHAD QAASIM**  
314.339.0697  
RQAASIM@KRASTL.COM



# PROPERTY HIGHLIGHTS

- 2 GATED, OFF STREET PARKING SPACES
- THREE OFFICES, LARGE OPEN AREA, KITCHENETTE
- HIGH VISIBILITY (22,902 VEHICLES PER DAY)

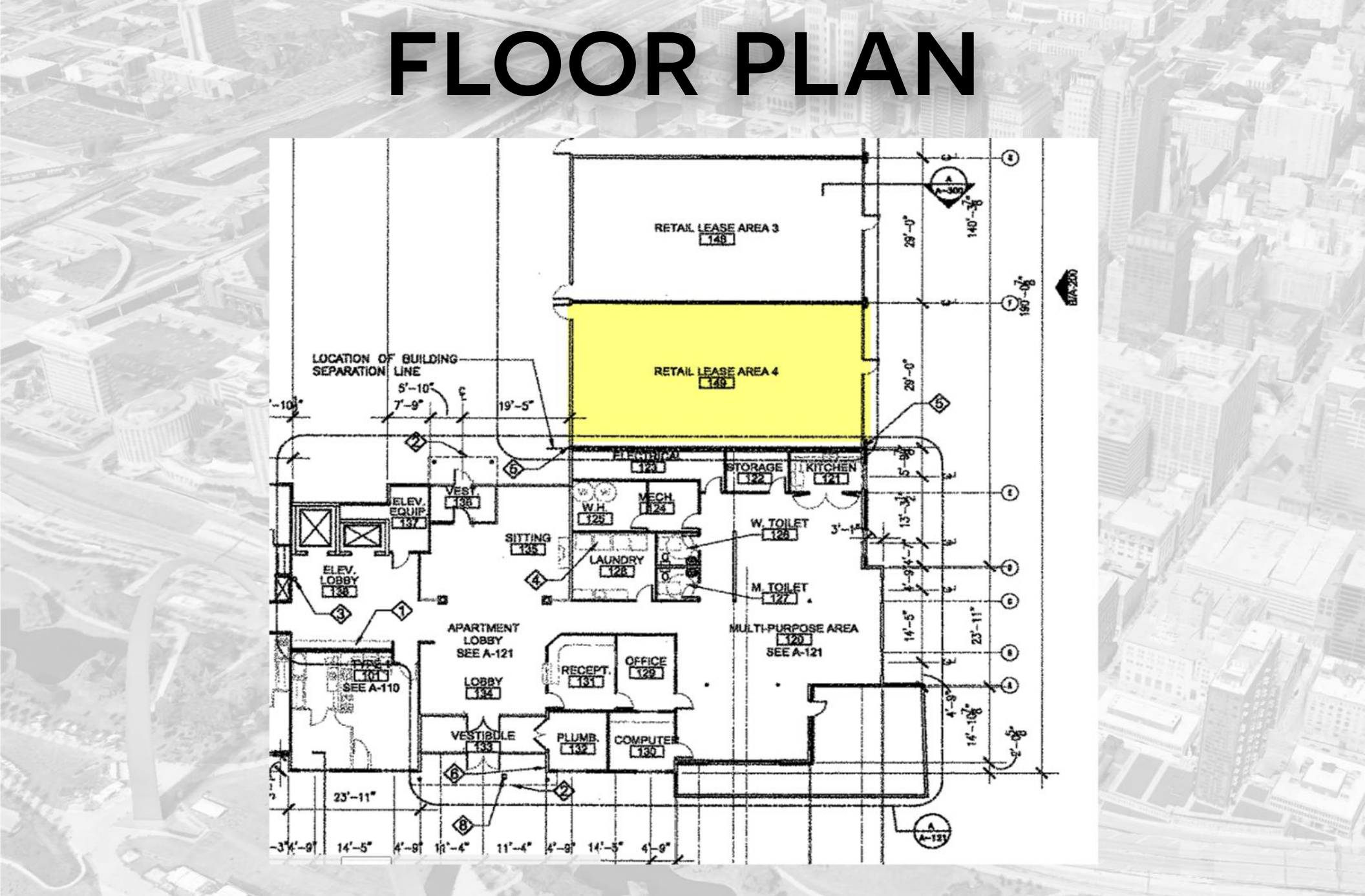




# FLOOR PLAN

This architectural floor plan depicts a multi-functional building layout. The plan is oriented with a north arrow pointing towards the upper right. Key features include:

- Retail Lease Areas:** Two large rectangular areas at the top are labeled "RETAIL LEASE AREA 3" (148) and "RETAIL LEASE AREA 4" (149). Area 4 is highlighted in yellow.
- Service and Utility Rooms:** A central corridor (123) provides access to a "W.H." (125), "MECH." (124), "STORAGE" (122), "KITCHEN" (121), "LAUNDRY" (128), "W. TOILET" (126), and "M. TOILET" (127).
- Common and Office Spaces:** The lower portion of the plan includes an "APARTMENT LOBBY" (134), "LOBBY" (134), "VESTIBULE" (133), "RECEPT." (131), "OFFICE" (129), "PLUMB." (132), and "COMPUTER" (130).
- Other Areas:** A "MULTI-PURPOSE AREA" (120) is located on the right side. A "SITTING" area (125) is situated near the central corridor.
- Dimensions and Annotations:** Numerous dimensions are provided for room sizes and setbacks (e.g., 23'-11", 14'-5", 4'-9"). A "LOCATION OF BUILDING SEPARATION LINE" is indicated on the left side. Section markers A-101, A-110, A-121, A-123, A-124, A-126, A-127, A-128, A-129, A-130, A-131, A-132, A-133, A-134, A-135, A-136, A-137, A-138, A-139, A-140, A-141, A-142, A-143, A-144, A-145, A-146, A-147, A-148, A-149, A-150, A-151, A-152, A-153, A-154, A-155, A-156, A-157, A-158, A-159, A-160, A-161, A-162, A-163, A-164, A-165, A-166, A-167, A-168, A-169, A-170, A-171, A-172, A-173, A-174, A-175, A-176, A-177, A-178, A-179, A-180, A-181, A-182, A-183, A-184, A-185, A-186, A-187, A-188, A-189, A-190, A-191, A-192, A-193, A-194, A-195, A-196, A-197, A-198, A-199, A-200 are used to reference specific parts of the plan.





# LOCALITY MAP

