

FOR LEASE

5526-5544 Telegraph Rd
St. Louis, MO 63129

1,852 SF 4,990 SF 1,100 SF



(3) OFFICE/RETAIL SUITES AVAILABLE

BARBERMURPHY
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AREA MAP

5526-5544 Telegraph Rd., St. Louis, MO

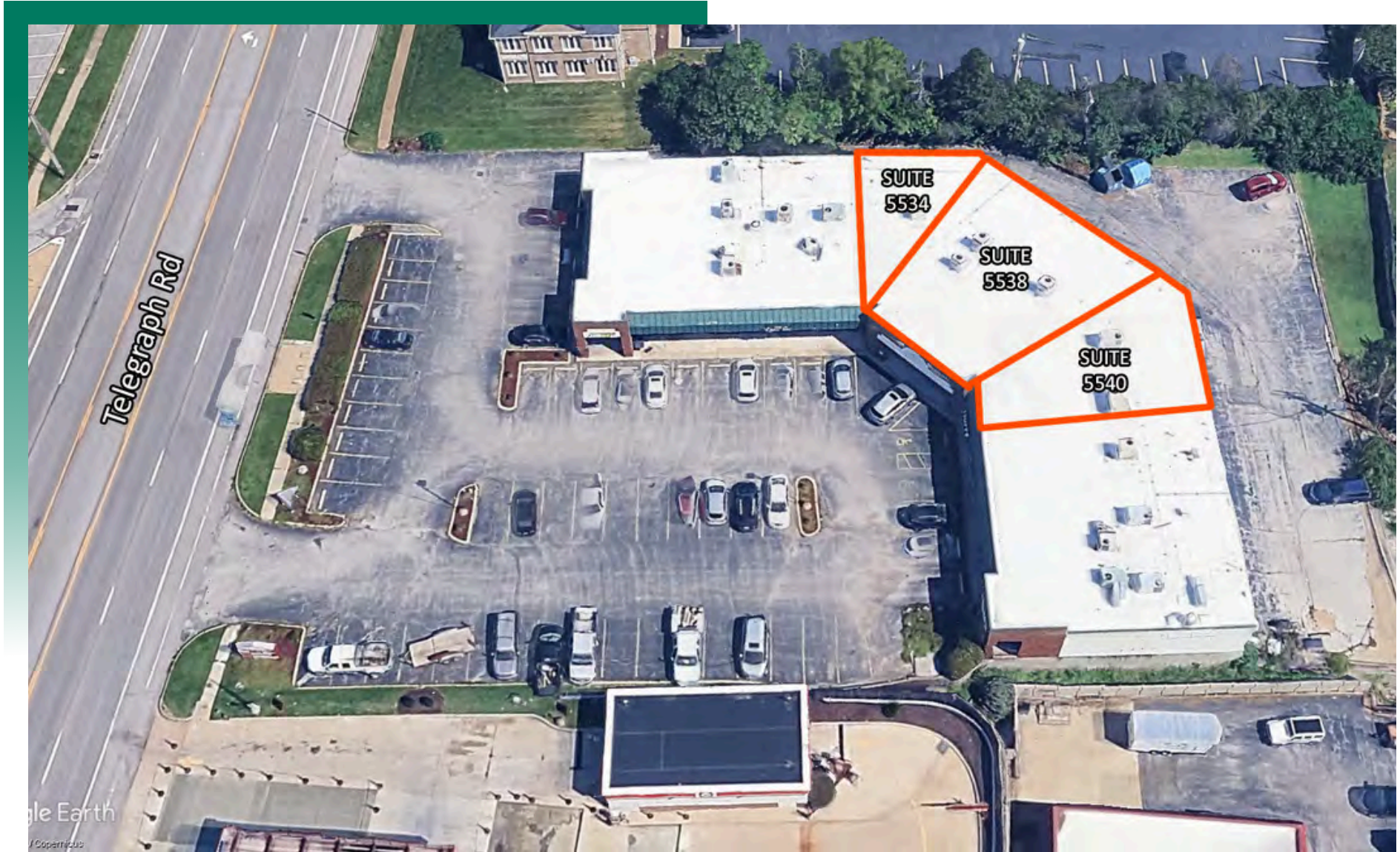


LOCATION OVERVIEW

Located near the corner of Telegraph Rd and Baumgartner Rd. Plaza is next to the Circle-K Gas Station and across the street from Coppergate Square Plaza, Schnuck's and Regions Bank.

AVAILABLE SUITES

5526-5544 Telegraph Rd., St. Louis, MO



(3) Office/Retail Suites for Lease in Pointe South Center near the corner of Telegraph Rd. and Cliff Cave Rd.
20,000+ ADT on Telegraph Rd. Suites range from 1,100 to 6,842 Contiguous SF.

*Not to scale

SUITE 5538 - PROPERTY PHOTOS

5526-5544 Telegraph Rd., St. Louis, MO

SUITE 5538



RECEPTION AREA



BULLPEN



WORK STATION



Suite 5538 - 4,990 SF - Vacant Office Space, 10 private offices, large reception area, breakroom, storage room, conference room, bullpen and 2 ADA restrooms.

SUITES 5534 & 5540 - PROPERTY PHOTOS

Property Address

SUITE 5534



SUITE 5534 - 1,852 SF

- white boxed
- 1 ADA restroom
- storage room
- open floorplan

SUITE 5540



SUITE 5540 - 1,100 SF

- available 7/1/25
- currently being operated as a Vape Store

OFFICE/RETAIL SUMMARY

5526 TELEGRAPH ROAD

LISTING # 3055

LOCATION DETAILS:

Parcel # 31H110550
County: MO - St. Louis
Zoning: C-3

PROPERTY OVERVIEW:

Building SF: 15,250
Vacant SF: 7,942
Min Divisible SF: 1,100
Max Contig SF: 6,842
Office SF: 7,942
Retail SF: 7,942
Signage: Monument
Lot Size: 1.41 Acres
Frontage: 195
Depth: 320
Parking Spaces: 60
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: -
Renovated: -
Building Class: C
Ceilings: 8'-10'
Construction Type: Exterior - Block



LEASE INFORMATION:

Lease Rate: \$15.50 / SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$31,032.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 20,000

PROPERTY DESCRIPTION:

Suite 5534 is white boxed with 1 ADA bathroom, a storage room and a open floorplan. (1,852 SF)
Suite 5538 is Vacant Office Space and has 10 private offices, large reception area, breakroom, storage room, conference room, bullpen and 2 ADA bathrooms. (4,990 SF)
These two suites could be combined.
Suite 5540 is available 7/1/25 and is currently being operated as a Vape Store. (1,100 SF)



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