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# FOR SALE/LEASE: 2,700 to 3,700 to 6,376 SQ FT RETAIL & OFFICE SPACE

Divides down to 2,000 SF, OR ENTIRE BUILDING FOR SALE 10,000 SF two floors  
**UP TO 10,000 SF, Entire Building**

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**116, 118, 120,122 North Kirkwood Road, Kirkwood, MO 63122**

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- ◆ Attractive 2-story brick building with generous glass-line, multiple suites
- ◆ In the Heart of the Kirkwood Central Business District
- ◆ Each main level retail suite has separate restrooms, utilities and HVAC, with a rear service door for loading and rear parking.
- ◆ Next door to Dewey's Pizza, Across from Racanelli's Pizza (Jefferson at Kirkwood Road)  
Private and Public Parking, 3 lots

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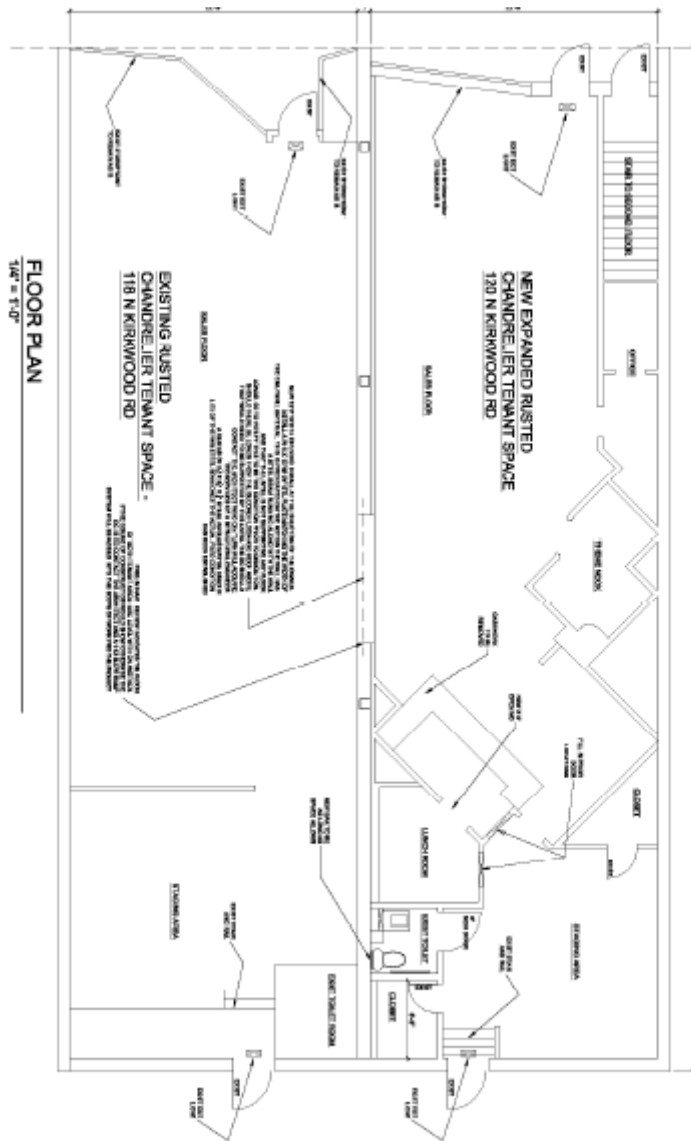
**JEFF JOHNSON (Broker) Johnson Commercial**  
**Lauren Johnson (Broker) Lux Properties LLC**  
**(636) 305-0600 or (314) 422-3695 or (314) 635-0106**

♥ ♥ ♥ **JOHNSON COMMERCIAL** ♥ ♥ ♥  
**Real Estate & Advisory Services**  
**1744 Gilsinn ♥ Fenton, Missouri, 63026**

**Phone: (636) 405-3000 ♥ Fax: (636) 305-8282 ♥ 24 Hour Voice Mail/Cell/Text: (314) 422-3695**

*Information contained in this brochure has been obtained from sources deemed reliable, however the above real estate broker does not warrant or guarantee its accuracy or completeness, and we suggest that interested parties may wish to independently verify all information contained herein. Square footage is approximate and subject to verification and field measurement. Subject to prior sale, lease or withdrawal from market without notice.*

**FLOOR PLAN, NORTH SIDE FIRST FLOOR**



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