

Bissinger's

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FOR LEASE

1600

N BROADWAY

ST. LOUIS, MO

1600 N BROADWAY

FLOOR PLAN - LEVEL 1

TOMMY LEONARD

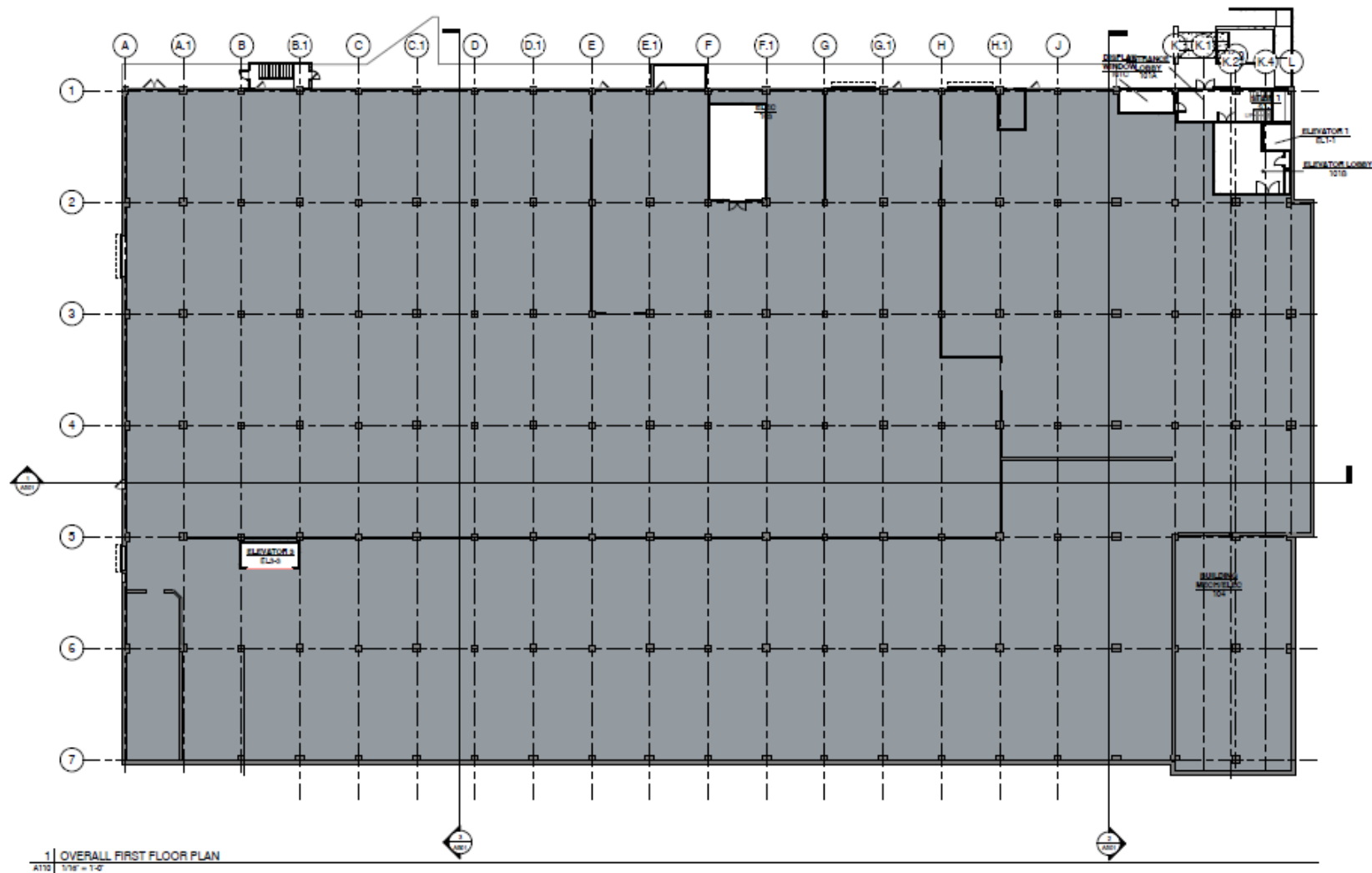
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LCG CAPITAL MANAGEMENT

www.LCGCap.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

1600 N BROADWAY

FLOOR PLAN - LEVEL 3

TOMMY LEONARD

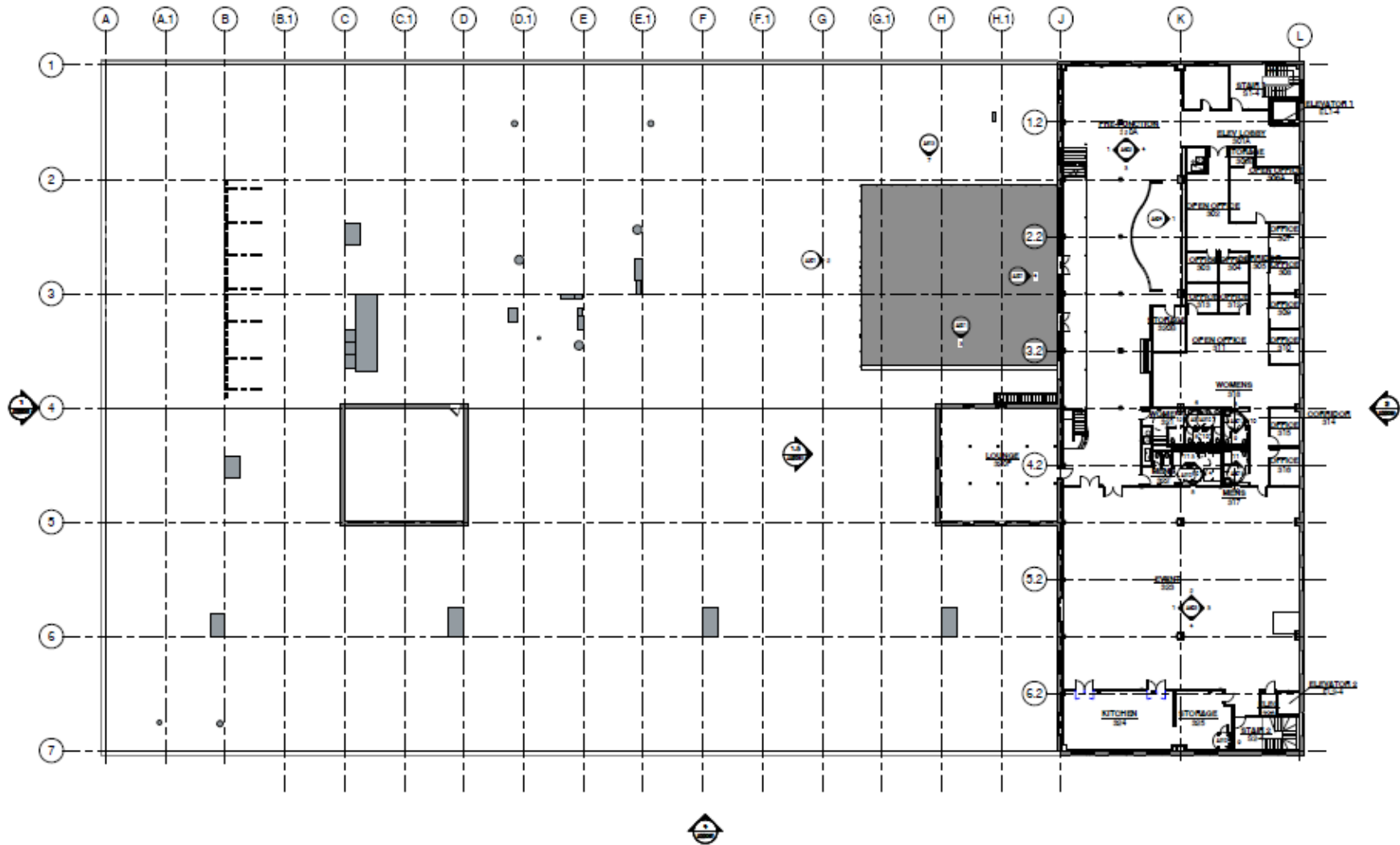
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PHOTOS + DETAILS

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- 226,000 SQUARE FEET
- 24 FT CLEAR ON THE MAIN LEVEL
- MODERN TRUCK LOADING
- 100% CONDITIONED, FOOD-GRADE FACILITY
- FACILITY WAS COMPLETELY RENOVATED IN 2014/2015 (\$10+ MILLION INVESTED)
- ROOFTOP DECK WITH CITY VIEWS
- HIGH END FINISHES THROUGHOUT

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